

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN THE MATTER OF THE
CORPORATION OF SAINT TIMOTHY'S
SCHOOL, PETITIONER

*

*

PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE

*

Case No: 02-263-SPHA

*

FOR THE PROPERTY LOCATED AT
8400 GREENSPRING AVENUE
STEVENSON, MD 21153

*

* * * * *

FINDINGS OF FACT & CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on the Petitions of the Corporation of Saint Timothy's School for Variance and for Special Hearing. The Petitioner is the owner of the subject property, which comprises 146.64 acres on the west side of Greenspring Avenue, south of Hillside Road.

The present use of the property is that of a private school campus. The Petition for Variance requested six items of relief (building numbers as shown on Petitioner's Exhibit 1): (1) a variance from BCZR §§ 1A04.3.B.2 and 102.2 for Buildings 2 and 3 to permit a 20 foot setback from a principal building to the street center line in lieu of the required 75 foot setback and a reduced setback between buildings as shown on the "Building to Building Setback Matrix" on Petitioner's Plan to Accompany Special Hearing and Variance Request in lieu of the required 100 foot setback; (2) a variance from § 1A04.3.B.2 to permit a 20 foot setback from a principal building to the street center line in lieu of the required 75 foot setback for Building 4; (3) from § 1A04.3.B.2 to permit a 15 foot setback from a principal building to the street center line in lieu of the required 75 foot setback for Building 5; (4) a variance from § 1A04.3.B.2 to permit a 6

ORDER RECEIVED FOR FILING
Date 11/13/13
BY [Signature]

foot setback from the front of a principal building to the street center line and an 6 foot setback from the side of a principal building to street center line in lieu of the required 75 foot setback for Building 10; (5) a variance from §§ 1A04.3.B.2 and 102.2 to allow a 20 foot setback to any property line in lieu of the required 50 foot setback for the addition to Building 12; and (6) a variance from §§ 1A04.3.B.2 and 102.2 to allow reduced setbacks between buildings, as shown on the "Building to Building Setback Matrix" on Petitioner's Plan to Accompany Special Hearing and Variance Request in lieu of the required 100 foot setback. The Petition for Special Hearing requested amendment of the previously approved plans for the property in accordance with the relief granted in these proceedings. The subject property and the requested relief are more particularly shown on Petitioner's Exhibit 1, the Plan to Accompany Special Hearing and Variance Request.

Prior to the hearing on September 4, 2002, the Petitioner filed a Notice of Voluntary Dismissal of Petition for Variance, and a First Amended Petition for Special Hearing.¹

Appearing at the public hearing held for this case was Jim Ringer on behalf of the Petitioner. Also present was Alan Scoll, the landscape architect who prepared the site plat. The Petitioner was represented by G. Scott Barhight, Esquire. Appearing as an interested party was Jack Dillon, the Executive Director of the the Valleys Planning Council, which was represented by J. Carroll Holzer, Esquire.

The subject property is an irregularly shaped tract at the southwest corner of Greenspring Avenue and Hillside Road. As noted, the property consists of approximately 146.64 acres, predominately zoned R.C. 5 (137.85 acres), but also zoned R.C. 2 (0.21 acres) and D.R. 1 (8.78

¹ As noted later in the text, the Notice of Voluntary Dismissal of Petition for Variance, and the First Amended Petition for Special Hearing were withdrawn by the Petitioner at the September 4, 2002 hearing on this matter.

11/13/13
JRP

acres). The property is the campus of the St. Timothy School for Girls, a well known small private school in the Baltimore area.

Petitioner's Exhibit 1 illustrates the Petitioner's plan for improvement to the site. The site is presently developed as a private school campus, and there are many existing buildings on site which serve the needs of the school, including without limitation dormitories, faculty housing, administration buildings, academic buildings, a gymnasium, and a barn. The proposed improvements to the site involve the buildings shown on the site plan labeled "1" through "12".

Buildings 1 through 8 are existing and proposed faculty housing. The variances requested in items 1, 2, 3, and 6, as listed in the Petition for Variance are intended to accommodate the location of these buildings, as they relate to other buildings on the campus and to the private road system. Building 9 is a proposed academic building. Building 10 is a proposed performing arts building. Building 11 is a proposed gymnasium, which will replace the existing gymnasium on the campus. Building 12 is an existing barn, which is proposed to be expanded. The variances requested in items 4, 5, and 6, as listed in the Petition for Variance are intended to accommodate the location of these buildings as they relate to other buildings in the campus, the private road system, and in the case of building 12, a property line (but not a tract boundary). In all, the Petition requests dispensation from the building to building set back requirements, the building to street setback requirements, and the building to property line set back requirements, for the purpose of approving the proposed layout of these buildings as shown on Petitioner's Exhibit 1.

It was quite apparent to this Zoning Commissioner that counsel had gone to great lengths to come to agreement on the elements of the site plan, and the necessary relief for accommodating these elements. At the hearing, Petitioner withdrew the Notice of Voluntary

ORDER OF THE ZONING COMMISSION
Date 11/5/13
By [Signature]

Dismissal of Petition for Variance and the First Amended Petition for Special Hearing, instead deciding to rely upon the initial filings. Petitioner proffered Mr. Scoll as an expert in planning and zoning and, without objection, Mr. Scoll was accepted as such by this Zoning Commissioner.

Petitioner next proffered the testimony of Mr. Scoll that variances which were requested were necessary to maintain the intimate setting of the campus, in light of the proposed development. Accordingly, strict adherence to the setback requirements of the BCZR as they relate to these buildings would be inappropriate. At the request of the Valley's Planning Council, the Petitioner has agreed to delete Buildings 4 and 5 from the site plan, rendering items 2 and 3 on the Petition for Variance moot, together with that part of item 6 dealing with buildings 4 and 5. Exhibit A to this Order is a redlined version of the site plan, with buildings 4 and 5 deleted therefrom.

The parties have agreed to a design for the vehicular entrance to the campus from Greenspring Avenue. Petitioner's Exhibit 2 is a rendering of the entrance which is agreeable to all parties, with the following exceptions. First, the signage for this entrance will be consistent with other existing signage on the property. Petitioner's Exhibit 3 is photographs of the existing signage, which is agreeable to all parties. All parties agree that the signage to be installed for the entrance will be consistent with and similar to the existing signage shown in Petitioner's Exhibit 3. Therefore, the signage which is shown in Petitioner's Exhibit 2 is not being proposed by the Petitioner nor is it being approved in this Order. Furthermore, the parties agree that the signage will be arranged in a "V-shape", to show at an angle to vehicles travelling both north and south on Greenspring Avenue. Finally, the parties agree that the Petitioner may install a gate on both sides of the gatehouse to control the entry and exit of traffic from the site. A reduced size copy of Petitioner's Exhibit 2 is attached to this Order as Exhibit B

The landscaping of the site was discussed at the hearing. The parties agreed to meet at the site to discuss and agree upon an acceptable landscape plan. The parties have in fact agreed upon a landscape plan, which is attached to this Order as Exhibit C.

Lastly, the Zoning Commissioner notes the proximity of Proposed Building 10, the "Possible Future Academic Building" to an existing building on the property known as the Carter House. The Carter House is listed on the Baltimore County Final Landmarks Preservation List. Building 10 is proposed to be approximately 200 feet from the Carter House. Accordingly, I find that Building 10 "involves" an historic property, and should be referred to the Planning Board under Baltimore County Code, § 26-207(a)(3). Accordingly, the requested relief shall be granted in accordance with this Order, upon the condition that the matter of Building 10 shall be referred to the Planning Board prior to issuance of a building permit for Building 10.²

An area variance, such as those requested by the Petitioner in this case, may be granted where the strict application of the Zoning Regulations would cause practical difficulty to the Petitioner and its property. *Mc Clean v. Soley*, 270 Md. 208 (1973). Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioner has established that this property is unique and that variance relief is justified to mitigate the practical difficulty which strict adherence to the zoning regulations would inevitably create. I am further satisfied that the Petitioner has complied with the standards as set forth in

² The Zoning Commissioner notes the recommendations of the Office of Planning, specifically item number 2 in the section entitled "Summary of Recommendations". That item recommends that the project be referred to the Planning Board pursuant to Baltimore County Code § 26-207(a)(3), relating to proposed development involving historic structures. The Office of Planning notes the proximity of the "proposed gymnasium" to the Carter House, which is listed on the Baltimore County Final Landmarks List. The proposed gymnasium is Building 11. Building 10, the proposed academic building, is much closer to the Carter House than Building 11. It appears to this Zoning Commissioner that the Office of Planning confused the proposed gymnasium for the proposed academic building. Accordingly, the matter of Building 10 shall be resolved by the Planning Board pursuant to § 26-207(a)(3) prior to the issuance of any building permit for Building 10.

ORDER FOR PLANS
Date 11/15/13
By [Signature]

Section 307 of the BCZR, including establishing that the relief can be granted in such a way that the spirit of the BCZR will be observed and public safety and welfare secured.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of ~~October, 2002~~ JANUARY, 2003, that items 1, 4, 5, and those portions of item 6 on the Petition for Variance which do not involve Buildings 4 and 5, as more particularly described in the Petition for Variance, BE AND HEREBY ARE GRANTED; and

IT IS FURTHER ORDERED that items numbered 2 and 3 on the Petition for Variance in addition to that part of item 6 pertaining to Buildings 4 and 5, are rendered moot by the removal of Buildings 4 and 5 from the redlined site plan which is attached hereto as Exhibit A, and are therefore DISMISSED; and

IT IS FURTHER ORDERED that the Petition for Special Hearing to amend the site plans previously approved in Case No. 98-365-A, 99-75-SPHA and III-410A, in accordance with the Order in this case, BE AND HEREBY IS GRANTED; and

IT IS FURTHER ORDERED that Exhibits A, B and C to this Order are incorporated herein by reference, and HEREBY ARE APPROVED; and

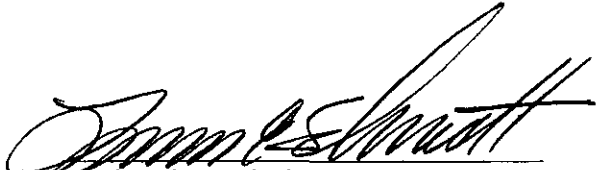
IT IS FURTHER ORDERED that all of the relief granted herein be subject to the following conditions and restrictions:

1. EXHIBIT A, the redlined Plan to Accompany Requests for Special Hearing and Variance, shall be the approved site plan for the property.
2. EXHIBIT B, the rendering of the entrance to the campus from Greenspring Avenue which was agreed upon by the parties, shall serve as a guide for the design and construction of the entrance.
3. EXHIBIT B notwithstanding, the signage for the Greenspring Avenue entrance to the campus shall be consistent with and similar to the existing signage on the property, as illustrated in Petitioner's Exhibit 3. Said signage may be arranged in

a "V-shape" to be oriented at an angle for vehicles travelling both north and south on Greenspring Avenue. There may be gates installed to control the flow of traffic both entering and exiting the Property, and for security purposes.

4. The property shall be landscaped in accordance with EXHIBIT C, which shall serve as the approved landscape plan for the property.
5. Prior to any building or preparation of land for building of Building 10 on Exhibit A, the matter of Building 10 shall be referred to and decided by the Planning Board pursuant to Baltimore County Code § 26-207(a)(3).
6. The Petitioners may apply for their permits and may be granted same upon the approval of the Planning Board, as set forth in number 5, above; however, Petitioner is hereby made aware that doing so shall be at its own risk until the thirty (30) day appeal period from the date of Planning Board action has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

Any appeal from this Order shall be taken in accordance with Baltimore County Code Section 26-132 and Baltimore County Code Section 26-209.


Zoning Commissioner

263047

ORDER OF THE BOARD FOR FILING
Date 1/15/13
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 15, 2003

G. Scott Barhight, Esquire
Jennifer Busse, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, Suite 400
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
W/S Greenspring Avenue, 1,480' S of the c/l Hillside Road
(8400 Greenspring Avenue)
3rd Election District – 3rd Council District
Corporation of St. Timothy's School - Petitioners
Case No. 02-263-SPHA

Dear Mr. Barhight & Ms. Busse:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Jim Ringer, Business Manager, Corporation of St. Timothy's School
8400 Greenspring Avenue, Stevenson, Md. 21153
Mr. Alan Scoll, D. S. Thaler & Assoc., Inc.
7115 Ambassador Road, Baltimore, Md. 21244
J. Carroll Holzer, Esquire, 508 Fairmount Avenue, Towson, Md. 21286
Mr. Jack Dillon, Executive Director, Valleys Planning Council
P.O. Box 5402, Towson, Md. 21285
Office of Planning; People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN THE MATTER OF THE
CORPORATION OF SAINT TIMOTHY'S
SCHOOL, PETITIONER

PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE

FOR THE PROPERTY LOCATED AT
8400 GREENSPRING AVENUE
STEVENSON, MD 21153

Case No: 02-263-SPHA

Anthony Braun
on 9/11/02
KJS

* * * * *

FIRST AMENDED PETITION FOR SPECIAL HEARING

The Petitioner, Corporation of Saint Timothy's School ("St. Timothy's" or the "School"), by and through its counsel, G. Scott Barhight, Dino C. La Fiandra and Whiteford, Taylor & Preston, L.L.P., hereby amends its Petition for Special Hearing in the above-captioned case. The relief requested by the Petition for Special Hearing is amended and restated to provide as set forth below:

Pursuant to Section 500.7 of the Zoning Regulations of Baltimore County, St. Timothy's petitions for a Special Hearing to determine whether the Zoning Commissioner should approve (all with reference to the Plan to Accompany Petitions for Variance and Special Hearing, the "Plan"):

1. The existing and proposed buildings shown on the Plan, without any variance relief.
2. The qualified abandonment of any zoning setback variance under BCZR § 307 affecting the Property (excepting however, any variance for parking

setback requirements or signage setback requirements), heretofore granted by any authority of competent jurisdiction, which is not legally necessary as a result of the Zoning Commissioner's Order regarding numbered paragraph 1, above.

3. An amendment to the previously approved plans in case numbers 98-365-A, 99-75-SPHA and III-410A, in accordance with the Order in this case.

WHEREFORE, the Corporation of Saint Timothy's School respectfully requests the Zoning Commissioner approve each and every item of relief listed above.

Respectfully submitted,



G. Scott Barhight
Dino C. La Fiandra
Whiteford, Taylor & Preston L.L.P.
210 West Pennsylvania Avenue
Towson, Maryland 21204-4515
(410) 832-2000

Attorney for Petitioner,
Corporation of Saint Timothy's
School

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN THE MATTER OF THE
CORPORATION OF SAINT TIMOTHY'S
SCHOOL, PETITIONER

PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE

FOR THE PROPERTY LOCATED AT
8400 GREENSPRING AVENUE
STEVENSON, MD 21153

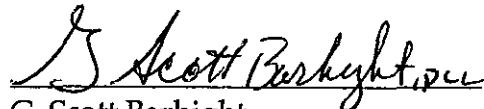
Case No: 02-263-SPHA

* * * * *

NOTICE OF VOLUNTARY DISMISSAL OF PETITION FOR VARIANCE

The Petitioner, Corporation of Saint Timothy's School, by and through its counsel,
G. Scott Barhight and Whiteford, Taylor & Preston, L.L.P., hereby voluntarily dismisses
its Petition for Variance in the above-captioned case. The Petition for Special Hearing will
proceed, as amended.

Respectfully Submitted,



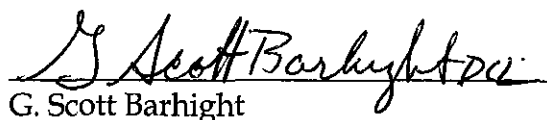
G. Scott Barhight
Dino C. La Fiandra
Whiteford, Taylor & Preston L.L.P.
210 West Pennsylvania Avenue
Towson, Maryland 21204-4515
(410) 832-2000

Attorney for Petitioner,
Corporation of Saint Timothy's
School

*Withdawn
on
9/4/02
JLB*

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of August, 2002, a copy of the foregoing First Amended Petition for Special Hearing and Notice of Voluntary Dismissal of Petition for Variance was mailed first class, postage prepaid to J. Carroll Holzer, Esquire, 508 Fairmount Avenue, Towson, Maryland 21286


G. Scott Barhight



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 8400 Greenspring Avenue

which is presently zoned R.C.2/R.C.5/
D.R.1

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Amendment to the previously approved Plans in Case Nos.
98-365-A, 99-75-SPHA and III-410A.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

G. Scott Barhight/Jennifer Busse
Name - Type or Print _____

Signature _____

Whiteford, Taylor & Preston LLP
Company Suite 400

210 W. Pennsylvania Ave. 410-832-2000
Address _____ Telephone No. _____

Towson MD 21204
City _____ State _____ Zip Code _____

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Corporation of St. Timothy's
School

Name - Type or Print _____

Signature _____

Jim Ringer, Business Mgr.
Name - Type or Print _____

Signature _____

Business Office

8400 Greenspring Ave. Contact Attny
Address _____ Telephone No. _____

Stevenson MD 21153

City _____ State _____ Zip Code _____

Representative to be Contacted:

Jennifer Busse
~~Jennifer Busse~~
Name _____

Whiteford, Taylor & Preston
210 W. Pennsylvania Ave. 410-832-2000

Address Suite 400 Telephone No. _____

Towson MD 21204
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BK Date 12/19/01

Case No. 02-263-SPHA

REV 9/15/98

ORDER RECEIVED FOR FILING

Date _____
By _____



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8400 Greenspring Avenue

which is presently zoned R.C.2/R.C.5/
D.R.1

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

In accordance with Plan to Accompany Petition for Variance,
See attached.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be presented at hearing

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

G. Scott Barhight/Julie A. DiGrigoli,
Name - Type or Print Esq.

Signature

Whiteford, Taylor & Preston, LLP

Company

210 W. Pennsylvania Ave. 410-832-2000

Address Suite 400 Telephone No.

Towson, MD 21204

City State Zip Code

Legal Owner(s):

Corporation of St. Timothy's
School

Name - Type or Print

Signature

Jim Ringer, Business Mgr
Name - Type or Print

Signature

Business Office

8400 Greenspring Ave. Contact Attny

Address Telephone No.

Stevenson MD 21153

City State Zip Code

Representative to be Contacted:

Julie A. DiGrigoli Jennifer Burr

Name Whiteford, Taylor & Preston, LLP

210 W. Pennsylvania Ave. 410-832-20

Address Suite 400 Telephone No.

Towson, MD 21234

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BR Date 12/19/01

Case No. 02-263-SBHA

RECEIVED 9/15/98

ORDER RECEIVED FOR FILING

Date

By

PETITION FOR VARIANCE
ADDENDUM "A"

Petitioner/Legal Owner Name: Corporation of Saint Timothy's School
Property Address: 8400 Greenspring Avenue, Stevenson, MD 21153

Petitioner hereby petitions for a Variance from BCZR sections :

1. 1A04.3.B.2 and 102.2 for Buildings #2 and #3 to permit a 20 foot setback from a principal building to the street center line in lieu of the required 75 foot setback and a reduced setback between buildings as shown on the "Building to Building Setback Matrix" on Petitioner's Plan to Accompany Special Hearing and Variance Request in lieu of the required 100 foot setback;
2. 1A04.3.B.2 to permit a 20 foot setback from a principal building to the street center line in lieu of the required 75 foot setback for Building #4;
3. 1A04.3.B.2 to permit a 15 foot setback from a principal building to the street center line in lieu of the required 75 foot setback for Building #5;
4. 1A04.3.B.2 to permit a 6 foot setback from the front of a principal building to the street center line and an 6 foot setback from the side of a principal building to street center line in lieu of the required 75 foot setback for Building #10;
5. 1A04.3.B.2 and 102.2 to allow a 20 foot setback to any property line in lieu of the required 50 foot setback for the addition to Building #12.
6. 1A04.3.B.2 and 102.2 to allow reduced setbacks between buildings, as shown on the "Building to Building Setback Matrix" on Petitioner's Plan to Accompany Special Hearing and Variance Request in lieu of the required 100 foot setback.

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ORDER RECEIVED FOR FILING

Date

By

#263

July 17, 2001

ST. TIMOTHY'S SCHOOL

TRACT BOUNDARY ZONING DESCRIPTION

Beginning at a point on the west side of Greenspring Avenue at a point approximately 1,480 feet south of the south side of Hillside Road, thence running for the following courses and distances:

1. South $03^{\circ}44'40''$ East 1,557.87 feet, more or less, to a point;
2. North $86^{\circ}41'17''$ West 32.63 feet, more or less, to a point;
3. South $05^{\circ}03'22''$ East 230.14 feet, more or less, to a point;
4. Southeasterly 48.73 feet by a curve to the right, having a radius of 4,470.00 and a chord bearing South $04^{\circ}44'38''$ East 48.73 feet, more or less, to a point;
5. South $46^{\circ}38'35''$ West 25.81 feet, more or less, to a point;
6. Northwesterly 152.91 feet by a curve to the right, having a radius of 185.00 and a chord bearing North $56^{\circ}25'59''$ West 148.59 feet, more or less, to a point;
7. North $32^{\circ}44'23''$ West 123.70 feet, more or less, to a point;
8. Northwesterly 105.94 feet by a curve to the left, having a radius of 205.00 feet and a chord bearing North $47^{\circ}32'40''$ West 104.77 feet, more or less, to a point;
9. North $62^{\circ}20'57''$ West 31.86 feet, more or less, to a point;

10. Northwesterly 183.21 feet by a curve to left, having a radius of
249.00 and a chord bearing North $83^{\circ}25'44''$ West 179.11 feet, more or less, to
a point;
11. South $75^{\circ}29'30''$ West 193.42 feet, more or less, to a point;
12. Southwesterly 119.82 feet by a curve to the left, having a radius of
525.00 feet and a chord bearing South $68^{\circ}57'12''$ West 119.56 feet, more or
less, to a point;
13. South $62^{\circ}24'54''$ West 656.15 feet, more or less, to a point;
14. Northwesterly 910.98 feet by a curve to the right, having a radius of
428.80 feet and a chord bearing North $56^{\circ}43'19''$ West 749.07 feet, more
or less, to a point;
15. North $04^{\circ}08'28''$ East 207.90 feet, more or less, to a point;
16. Northwesterly 235.32 feet by a curve to the left, having a radius of
325.00 feet and a chord bearing North $16^{\circ}36'05''$ West 230.21 feet,
more or less, to a point;
17. North $37^{\circ}20'38''$ West 245.95 feet, more or less, to a point;
18. Northwesterly 125.27 feet by a curve to the right, having a radius of
475.00 feet and a chord bearing North $29^{\circ}47'19''$ West 124.91 feet, more
or less, to a point;
19. North $22^{\circ}14'01''$ West 146.96 feet, more or less, to a point;

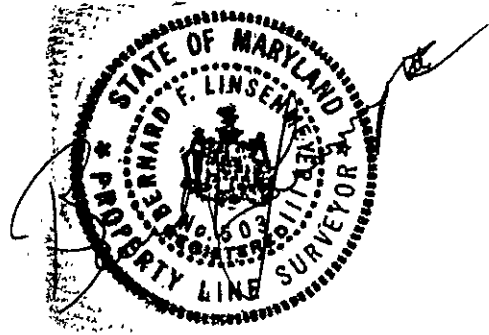
20. Northwesterly 126.37 feet by a curve to the right, having a radius of 475.00 feet and a chord bearing North 14°36'43" West 126.00 feet, more or less, to a point;
21. North 06°59'25" West 77.53 feet, more or less, to a point;
22. Northwesterly 91.94 feet by a curve to the left, having a radius of 508.50 feet and chord bearing North 12°10'14" West 91.82 feet, more or less, to a point;
23. North 89°19'24" East 231.63 feet, more or less, to a point;
24. North 85°03'16" East 123.29 feet, more or less, to a point;
25. North 12°52'06" East 213.88 feet, more or less, to a point;
26. North 62°59'34" East 153.33 feet, more or less, to a point;
27. North 01°44'09" West 753.75 feet, more or less, to a point;
28. South 86°26'37" West 590.70 feet, more or less, to a point;
29. South 64°43'36" West 118.23 feet, more or less, to a point;
30. South 86°36'45" West 633.89 feet, more or less, to a point;
31. South 41°47'14" West 78.34 feet, more or less, to a point;
32. South 01°21'51" East 328.12 feet, more or less, to a point;
33. South 41°55'14" West 85.73 feet, more or less, to a point;
34. South 01°36'08" East 132.64 feet, more or less, to a point;
35. South 18°25'20" East 344.50 feet, more or less, to a point;
36. South 30°06'08" East 32.42 feet, more or less, to a point;

37. South 61°03'39" West 71.55 feet, more or less, to a point;
38. South 04°53'43" West 281.91 feet, more or less, to a point;
39. South 26°54'24" West 232.30 feet, more or less, to a point;
40. North 88°26'22" West 528.00 feet, more or less, to a point;
41. North 01°34'39" East 101.46 feet, more or less, to a point;
42. North 23°05'36" East 108.52 feet, more or less, to a point;
43. North 35°13'20" East 278.35 feet, more or less, to a point;
44. North 18°57'25" East 557.67 feet, more or less, to a point;
45. North 09°23'53" East 329.84 feet, more or less, to a point;
46. North 08°26'07" West 166.61 feet, more or less, to a point;
47. North 04°01'07" West 99.65 feet, more or less, to a point;
48. North 53°45'50" West 64.86 feet, more or less, to a point;
49. North 04°16'55" East 143.00 feet, more or less, to a point;
50. North 87°33'55" East 30.00 feet, more or less, to a point;
51. North 00°22'15" West 171.96 feet, more or less, to a point;
52. North 85°42'13" East 90.00 feet, more or less, to a point;
53. South 00°22'15" East 174.89 feet, more or less, to a point;
54. North 87°33'55" East 704.00 feet, more or less, to a point;
55. South 03°08'32" East 7.00 feet, more or less, to a point;
56. North 85°07'38" East 25.00 feet, more or less, to a point;
57. North 03°08'32" West 196.48 feet, more or less, to a point;

58. North 86°16'56" East 27.43 feet, more or less, to a point;
59. South 03°06'52" East 166.29 feet, more or less, to a point;
60. North 85°07'38" East 132.00 feet, more or less, to a point;
61. South 03°08'32" East 20.69 feet, more or less, to a point;
62. North 86°48'50" East 329.73 feet, more or less, to a point;
63. North 86°33'50" East 229.62 feet, more or less, to a point;
64. North 00°10'50" East 178.31 feet, more or less, to a point;
65. North 83°24'32" East 639.00 feet, more or less, to a point;
66. North 79°44'32" East 275.67 feet, more or less, to a point;
67. North 78°06'48" East 273.37 feet, more or less, to a point;
68. South 19°49'02" East 207.56 feet, more or less, to a point;
69. North 69°49'24" East 25.00 feet, more or less, to a point;
70. South 21°39'16" East 85.68 feet, more or less, to a point;
71. South 24°12'57" East 125.58 feet, more or less, to a point;
72. South 21°28'10" East 107.20 feet, more or less, to a point;
73. South 23°53'57" East 77.25 feet, more or less, to a point;
74. South 28°18'43" East 104.65 feet, more or less, to a point;
75. South 31°58'50" East 128.52 feet, more or less, to a point;
76. South 34°40'43" East 91.70 feet, more or less, to a point;
77. South 40°52'50" East 66.48 feet, more or less, to a point;
78. South 51°41'35" East 193.97 feet, more or less, to a point;

79. South 41°50'36" East 69.92 feet, more or less, to a point;
80. South 29°54'30" East 69.86 feet, more or less, to a point;
81. South 20°29'42" East 77.76 feet, more or less, to a point;
82. South 11°39'19" East 79.01 feet, more or less, to a point;
83. North 87°53'35" West 54.75 feet to the point of beginning.

Containing 6,352,868 square feet or 145.84 acres of land, more or less.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **08804**

DATE 12/19/01 ACCOUNT R001-006-6150
AMOUNT \$ 500.00

RECEIVED FROM: Whitford, Taylor & Proster
FOR: Special Hearing & Variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER Item # 263

PAID RECEIPT
PAYMENT ACTUAL TIME
12/19/2001 12/19/2001 11:13:56
REQ WSD4 CASHIER DDOL DND DRAWER 2
RECEIPT # 169236 OFLN
Dept 5 520 ZONING VERIFICATION
CR NO. 006804
Recpt Tot 500.00
500.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-263-SPHA

8400 Greenspring Avenue

SW/corner Greenspring Avenue & Hillside Road

3rd Election District - 2nd Councilmanic District

Legal Owner(s): St. Timothy's School

Variance: petitions for a variance for building #2 & #3 to permit a 20 foot setback from a principal building to the street center line in lieu of the required 75 foot setback and a reduced setback between buildings in lieu of the required 100 foot setback; to permit a 20 foot setback from a principal building to the street center line in lieu of the required 75 foot setback for building #4; to permit a 15 foot setback from a principal building to the street center line in lieu of the required 75 foot setback for building #5; to permit a 6 foot setback from the front of a principal building to the street center line and a 6 foot setback from the side of a principal building to street center line in lieu of the required 75 foot setback for building #10; to allow reduced setbacks between buildings, in lieu of the required 100 foot setback. **Special Hearing:** to amend the previously approved plans in case no. 98-365-A, 99-75-SPHA & III-410A.

Hearing: Monday, March 4, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

2/106 Feb. 14

0520521

CERTIFICATE OF PUBLICATION

2/15/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/14/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Post-It™ brand fax transmittal memo 7671		# of pages > <u>2</u>
To: <u>J. BUSSE, ESQ</u>	From: <u>O'KEEFE</u>	
Co. <u>WTP</u>	Co.	
Dept. <u>832 2000</u>	Phone # <u>905-8571</u>	
Fax # <u>832-2015</u>	Fax #	

RE: Case No.: 02-263-SPHA
 Petitioner/Developer: ST. TIMOTHY, ETAL
% WTP - J. BUSSE, ESQ
 Date of Hearing/Closing: 3/4/02

Baltimore County Department of
 Permits and Development Management
 County Office Building, Room 111
 111 West Chesapeake Avenue
 Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
 were posted conspicuously on the property located at #8400 GREENSPRING
AVE @ SITE

The sign(s) were posted on 2/15/02
 (Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/17/02
 (Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
 (Printed Name)

523 PENNY LANE
 (Address)

HUNT VALLEY, MD. 21030
 (City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
 (Telephone Number)

ZONING NOTICE

CASE # 02-263-SPHA

A PUBLIC HEARING WILL BE HELD BY
 THE ZONING COMMISSIONER
 IN TOWSON, MD

PLACE: Room 111, County Office Building, 111 West Chesapeake Avenue

DATE AND TIME: Monday, March 4, 2002 at 2:00 PM

REQUEST: various requests for rezoning, including a request for a change from a residential to a commercial use, and a request for a change from a single-family to a multi-family use.

NOTICE: It is the policy of the County to encourage the development and use of land in accordance with the Comprehensive Zoning Ordinance. The Commission will consider all requests for rezoning and will make a decision based on the merits of the request and the public interest.

FOR MORE INFORMATION, CONTACT THE ZONING COMMISSIONER AT 410-324-4100.

DO NOT REMOVE THIS SIGN AND POST WITHIN 10 DAYS OF HEARING, UNDER PENALTY OF FINE.

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE. Case No.: 02-263-SPHA

Petitioner/Developer: ST. TIMOTHY'S

J. BUSSE, ESQ. / WTP

Date of Hearing/Closing: 3/4/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111,
111 West Chesapeake Avenue
Towson, MD 21204

Attention Ms. Gwendolyn Stephens / GEORGE ZAYNER

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at ONSITE @ ENTRANCE
W/S GREENSPRING AVE

The sign(s) were posted on

2/15/02

(Month, Day, Year)

FIXED

Sincerely,

Patrick M. O'Keefe 2/20/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

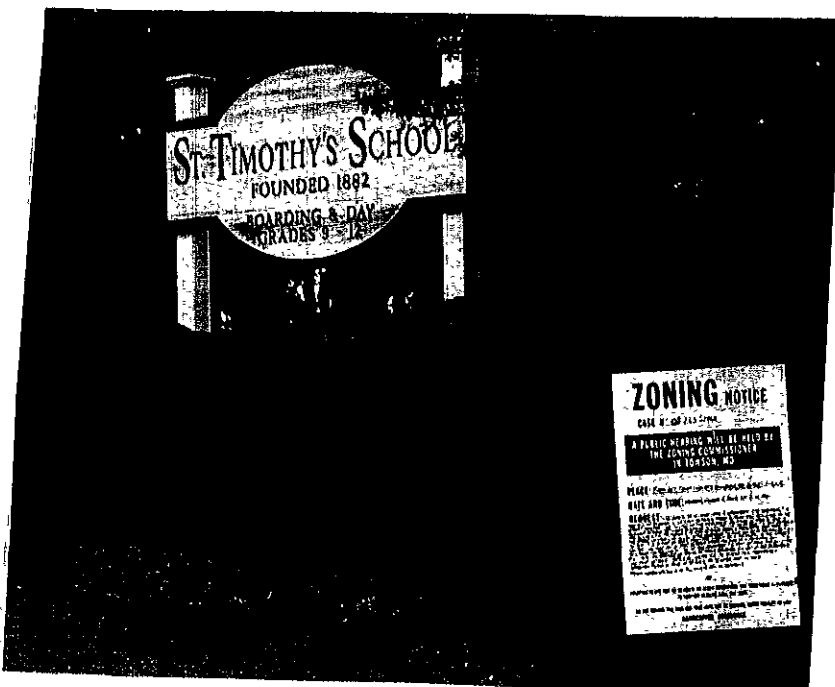
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-857

(Telephone Number)



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-263-SPHA
Petitioner: Corporation of St Timothy's School
Address or Location: 3400 Greenpring Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jennifer Burre, Esq. c/o Whitehead, Tupper & P.C.
Address: 210 W. Pennsylvania Ave., Ste. 400
Towson, MD 21204
Telephone Number: 410 852 2077

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 14, 2002 Issue – Jeffersonian

Please forward billing to:

Jennifer Busse Esquire
Whiteford Taylor & Preston
210 W Pennsylvania Ave, Ste 400
Towson MD 21204

410 832-2077

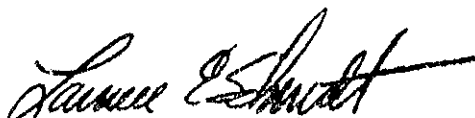
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-263-SPHA
8400 Greenspring Avenue
SW/corner Greenspring Avenue & Hillside Road
3rd Election – 2nd Councilmanic District
Legal Owner: St. Timothys School

Variance petitions for a variance for building #2 & #3 to permit a 20 foot setback from a principal building to the street center line in lieu of the required 75 foot setback and a reduced setback between buildings in lieu of the required 100 foot setback; to permit a 20 foot setback from a principal building to the street center line in lieu of the required 75 foot setback for building #4; to permit a 15 foot setback from a principal building to the street center line in lieu of the required 75 foot setback for building #5; to permit a 6 foot setback from the front of a principal building to the street center line and an 6 foot setback from the side of a principal building to street center line in lieu of the required 75 foot setback for building #10; to allow reduced setbacks between buildings, in lieu of the required 100 foot setback. Special Hearing to amend the previously approved plans in case no. 98-365-A, 99-75-SPHA & III-410A.

HEARING: Monday, March 4, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G22
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

January 29, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-263-SPHA
8400 Greenspring Avenue
SW/corner Greenspring Avenue & Hillside Road
3rd Election – 2nd Councilmanic District
Legal Owner: St. Timothys School

Variance petitions for a variance for building #2 & #3 to permit a 20 foot setback from a principal building to the street center line in lieu of the required 75 foot setback and a reduced setback between buildings in lieu of the required 100 foot setback; to permit a 20 foot setback from a principal building to the street center line in lieu of the required 75 foot setback for building #4; to permit a 15 foot setback from a principal building to the street center line in lieu of the required 75 foot setback for building #5; to permit a 6 foot setback from the front of a principal building to the street center line and an 6 foot setback from the side of a principal building to street center line in lieu of the required 75 foot setback for building #10; to allow reduced setbacks between buildings, in lieu of the required 100 foot setback. Special Hearing to amend the previously approved plans in case no. 98-365-A, 99-75-SPHA & III-410A.

HEARING: Monday, March 4, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GDT
Director

C: G. Scott Barhight, Whiteford Taylor & Preston, 210 W Pennsylvania Avenue, Ste 400, Towson 21204
Jim Ringer, St. Timothy's School, 8400 Greenspring Avenue, Stevenson 21153
Jennifer Busse, Whiteford Taylor & Preston, 210 W Pennsylvania Avenue, Ste 400, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SUNDAY, FEBRUARY 17, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 1, 2002

G. Scott Barhight
Whiteford Taylor & Preston
210 W Pennsylvania Avenue, Suite 400
Towson MD 21204

Dear Mr. Barhight:

RE: Case Number: 02-263-SPHA, 8400 Greenspring Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 19, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Corporation of St. Timothy's School, Jim Ringer, 8400 Greenspring Avenue,
Stevenson 21153
Jennifer Busse, Whiteford Taylor & Preston, 210 W Pennsylvania Avenue,
Suite 400, Towson 21204
People's Counsel

Come visit the County's Website at www.co.ba.md.us



ls
3/4

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: February 28, 2002

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for February 4, 2002
Item Nos. ~~263~~ 264, 265, 267, 268, 269,
270, 271, 272, 273, 274, 275, 276, 278,
279, 280, 281, 282, 283, 284, 285, 286,
287, 288, 290 and 292

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:cab

cc: File

MAR 5



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 31, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 28, 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

263, 267, 268, 270, 271, 273, 274, 275, 276, 278, 279, 280, 282,
283, 284, 287, 289, 290,

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

LD
3/4

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: Todd Taylor
DATE: March 1, 2002

Zoning Advisory Committee Meeting of January 28, 2002

SUBJECT: NO COMMENTS for the FOLLOWING ZONING ITEMS:

(263) 265, 268, 271, 272, 275 - 277, 279 - 281, 283, 284, 286, 287, 290 - 292

Agricultural Preservation is still reviewing Zoning Items: 270, 273, 278, and 288.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: March 4, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 8400 Greenspring Avenue

INFORMATION:

Item Number: 02-263-SPHA Revised Comments

Petitioner: St. Timothy's School

Zoning: DR-1, RC-2, & RC-5

Requested Action: Special Hearing/Variance

REQUEST:

The subject request is for a special hearing to amend previously approved plans in case number 98-365A, 99-75SPHA and 111-410A, and to allow for variances from the following sections of the BCZR:

1. Section 1A04.3.B.2 and 102.2 for Buildings #2 and #3 to permit a 20 foot setback from a principal building to the street center line in lieu of the required 75 feet;
2. Section 1A04.3.B.2 to permit a 20 foot setback from a principal building to the street center line in lieu of the required 75 foot setback from building #4;
3. Section 1A04.3.B.2 to permit a 15 foot setback from a principal building to the street center line in lieu of the required 75 foot setback for building #5;
4. Section 1A04.3.B.2 to permit a 6 foot setback from the front of a principal building to the street center line in lieu of the required 75 foot setback for building # 10;
5. Section 1A04.3.B.2 and 102.2 to allow a 20 foot setback to any property line in lieu of the required 50 foot setback for the addition to building #12; and,
6. Section 1A04.3.B.2 and 102.2 to allow reduced building to building setbacks as shown on the plan in lieu of the required 100 foot setback.

MAR 4

The subject property is located in the Greenspring Valley and is currently being used as a private day and boarding school. The majority of the property is located just north of the Urban Rural Demarcation Line, and adjacent to several residential communities, including the new subdivision of Bridal Ridge. The property is also located within the Greenspring Valley National Register Historic District. Approximately 137± acres is zoned RC 5 and the remaining 8.99 acres are zoned RC 2 and DR 1.

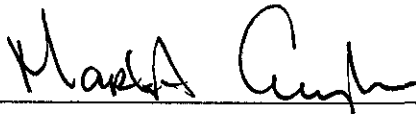
The purpose of several of the variances is to enable the construction of faculty housing on the campus. The proposed residential structures will be located in the interior of the campus near the academic building with substantial forest buffer surrounding them. The other variances are requested for the purpose of construction of a new gymnasium and an addition to the existing grain barn. Both of these structures are located on parts of the campus adjacent to and visible from the Bridal Ridge development and other residential structures.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has no objection to this request providing the following conditions are contained in the hearing officer's order:

1. Provide building elevations of the proposed gymnasium and two-story addition to the grain barn for review and approval by this office prior to issuance of building permits.
2. The proposed gymnasium is located adjacent to the Carter House, listed as BA 1658A on the Baltimore County Final Landmarks List. The Landmarks Preservation Commission should be given the opportunity to make advisory comments on the plan and the proposed architectural elevations. The Office of Planning has determined that due to the proximity of the proposed gymnasium, the project "involves" an historic property and should be referred to the Planning Board pursuant to Sec. 26-207(a)(3) of the Baltimore County Code.
3. Provide a detailed landscaping plan for all new construction for review and approval by this office prior to the issuance of any building permits.
4. Submit a campus master plan that details all existing conditions, and proposed development and can be used as a basis for amendments/revisions as campus planning and development progresses.

Prepared by: _____



Section Chief: _____



AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.29.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

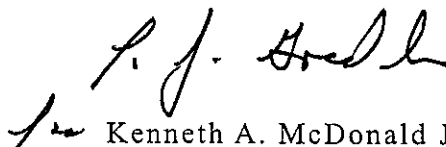
RE: Baltimore County
Item No. 263 BR

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
8400 Greenspring Avenue, SW Corner
Greenspring Ave & Hillside Rd
3rd Election District, 2nd Councilmanic

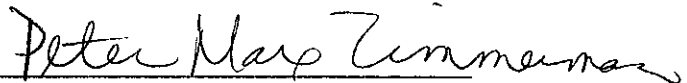
Legal Owner: Corporation of St. Timothy's School
Petitioner(s)

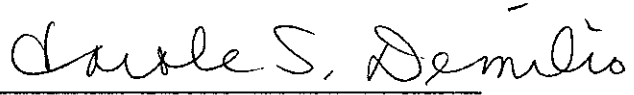
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-263-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**

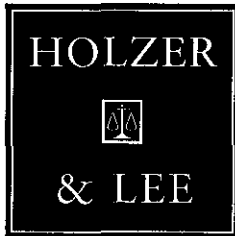

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of January, 2002 a copy of the foregoing Entry of Appearance was mailed to Jennifer R. Busse, Esq., Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Suite 400, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER

1907-1989

THOMAS J. LEE

OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.

TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@BCPL.NET

March 1, 2002
#7329

HAND DELIVERED

Lawrence E. Schmidt, Esq.,
Zoning Commissioner for Baltimore County
401 Bosley Ave., Suite 405
Towson, MD 21204

MAR 1

Re: St. Timothy's Variance and Special Hearing
Case No. 02-263 SPHA

Dear Mr. Schmidt:

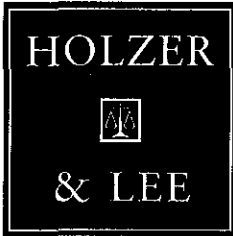
I have just been informed by several residents near to the St. Timothy's School that the Office of Zoning Commissioner will hold a hearing on Monday, March 4, 2002 in Case No. 02-263 SPHA. I herewith enter my appearance on behalf of the Coalition to Preserve the Valleys, and individuals Thomas and Leslie Ries, who respectfully request a postponement until a mutually convenient date because on Monday, March 4, 2002 I will be at the Court of Special Appeals to argue the case of *Long Green Valley Association, Inc., et al. v. Baltimore County*, Number 00850, September Term, 2001.

I will be glad to work with opposing counsel and the Office of Zoning Commissioner to reschedule the hearing at a mutually convenient date and time.

Very truly yours,

J. Carroll Holzer

cc: Leslie Ries, Esq., et al.
G. Scott Barhight, Esq., via fax 410-832-2199



LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER

1907-1989

THOMAS J. LEE

OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.

TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@BCPL.NET

Handwritten notes in the top right corner: "LH 9/4" and "(02-263-SPH)".

July 30, 2002
#7007

Timothy M. Kotroco
Deputy Zoning Commissioner for Baltimore County
Suite 405, County Courts Building
401 Bosley Avenue
Towson MD 21204

Re: The Corporation of St. Timothy's School Agreement
Case Nos. 99-75-SPHA and PDM No. III-410A

Dear Mr. ^{Tim}Kotroco:

Enclosed you will find Joint Exhibit #1, the Agreement between The Corporation of St. Timothy's School, The Valleys Planning Council and named individuals. I understand from what Betty in your office told Sterling yesterday that your copy of the Hearing Officer's Opinion and Development Plan Order does not include the Agreement which was incorporated into your Order dated May 24, 1999 at page 5.

Since the Agreement was also missing in the zoning file, No. 99-75-SPHA, I had a copy made and inserted in the file to complete your Opinion and Order. I will also submit additional copies of your Order and Opinion along with the Agreement to my clients so it remains clear what the parties agreed to over three years ago.

As always, I appreciate the assistance and cooperation of your office.

Very truly yours,

A handwritten signature in cursive script, appearing to read "J. Carroll Holzer".

J. Carroll Holzer

cc: Jack Dillon, VPC

J. Beckley; P. & A. Bolton; S. & D. Brager; A. Hillman; A. Kahn; B. Levine; J. Myers; L. Ries; W. Stewart; M. & P. Fradkin



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

March 7, 2002

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
SW/Corner Greenspring Avenue & Hillside Road
(8400 Greenspring Avenue)
3rd Election District – 3rd Council District
Corporation of St. Timothy's School - Petitioners
Case No. 02-263-SPHA

Dear Mr. Barhight:

This letter is to confirm that the above-captioned matter was postponed in open hearing on Monday, March 4, 2002, at the request of J. Carroll Holzer, Esquire, (through Sterling Leese) on behalf of the Coalition to Preserve the Valleys and individuals Thomas and Leslie Ries. Apparently, Mr. Holzer was not retained by these parties until just days prior to the hearing, and was already committed to appear in another matter at the Court of Special Appeals on March 4th. In any event, it was agreed that you and Mr. Holzer would discuss possible dates and contact me at such time as all parties are prepared to reschedule the matter. Therefore, I shall hold the file in my office until I hear from you. It will not be necessary to re-post and/or re-advertise the property.

In the meantime, should you have any questions, please do not hesitate to call me.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: J. Carroll Holzer, Esquire
508 Fairmount Avenue, Towson, Md. 21286
✓ Case File





Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

March 22, 2002

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
SW/Corner Greenspring Avenue & Hillside Road
(8400 Greenspring Avenue)
3rd Election District – 3rd Council District
Corporation of St. Timothy's School - Petitioners
Case No. 02-263-SPHA

Dear Mr. Barhight:

This letter is to confirm that the above-captioned matter, which was postponed in open hearing on Monday, March 4, 2002, has been rescheduled at the convenience of both sides for Tuesday, May 7, 2002 at 9:00 AM in the County Courts Building. By copy of this letter, all parties present at the original hearing will be notified. Therefore, it will not be necessary to re-post or re-advertise the property.

In the meantime, should you have any questions, please do not hesitate to call me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: J. Carroll Holzer, Esquire
508 Fairmount Avenue, Towson, Md. 21286
Case File





Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 18, 2002

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
SW/Corner Greenspring Avenue & Hillside Road
(8400 Greenspring Avenue)
3rd Election District – 3rd Council District
Corporation of St. Timothy's School - Petitioners
Case No. 02-263-SPHA

Dear Mr. Barhight:

This letter is to confirm that the above-captioned matter, which was continued in open hearing on Tuesday, May 7, 2002, has been scheduled to reconvene by agreement of all parties, on Wednesday, September 4, 2002, at 9:00 AM in Room 407 of the County Courts Building.

Should anyone have any questions, please do not hesitate to call me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: J. Catroll Holzer, Esquire
508 Fairmount Avenue, Towson, Md. 21286
Case File



TO: Case File #02-263-SPHA

DATE: May 9, 2002

FROM: Lawrence E. Schmidt
Zoning Commissioner



SUBJECT: PETITIONS FOR SPECIAL HEARING & VARIANCE
Corporation of St. Timothy's School
8400 Greenspring Avenue
Case No. 02-263-SPHA

There has been significant development plan/zoning history relative to the subject property, some of which is highlighted on the site plan submitted in the above-captioned matter. The latest Petitions for Special Hearing and Variance were initially scheduled for public hearing on March 4, 2002 and the property was duly posted and advertised. On that date, the matter was postponed in open hearing at the request of Sterling Leese, on behalf of J. Carroll Holzer, Esquire, attorney for the Coalition to Preserve the Valleys and individuals Thomas and Leslie Ries. Apparently, Mr. Holzer had been newly retained by these parties and was unavailable on the scheduled date. The hearing was then continued at the request of Scott Barhight, Esquire, attorney for the Petitioners, and reconvened on May 7, 2002. The property was not re-posted or re-advertised in that same had been completed for the first hearing date and the initial hearing was actually opened and continued in the event a second postponement had been requested and granted.

At the May 7th hearing, Messrs. Barhight and Holzer appeared. Mr. Holzer indicated that he represents Leslie Ries, Allen Hillman, Amy Kohn, Perry Bolton, John Beckley, and Jack Dillon, individually and on behalf of the Valleys Planning Council. Testimony and evidence was presented indicating that the parties are attempting to work out an agreement. Mr. Barhight indicated that he would submit an agreement when finalized and would also submit a stipulated statement of facts so that another hearing would not be necessary. That is, it is envisioned that a decision in the matter can be issued granting the relief requested as modified by the agreement entered into between the parties.

I also pointed out to Counsel the revised Zoning Advisory Committee (ZAC) comment submitted by the Office of Planning. Generally, the comment is supportive of the Petitioners' latest proposal; however, requests the imposition of certain conditions. Of particular note is the fact that the Office of Planning suggests a referral of this matter to the Planning Board, pursuant to Section 26-207(a)(3) of the Baltimore County Code. This is due to the fact that the plan "involves" the Carter House, which is a historic structure located on the property. The Carter House is not to be directly impacted by the proposed improvements; however, areas of paving and road changes appear immediately adjacent thereto. Even if the parties agree, I will have to make a determination as to whether Planning Board referral is warranted in this case. Due to the immediate proximity of the proposed improvements, it appears, preliminarily, that such a referral may be warranted; however, the arguments and agreements of the parties will be considered before any decision is made upon that issue.

leg
5/17

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G. SCOTT BARHIGHT
DIRECT NUMBER
410 832-2050
gbarhight@wtplaw.com

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3/20/02
Rose
8

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1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

March 19, 2002

The Honorable Lawrence E. Schmidt
Baltimore County Zoning Commissioner
Suite 405, County Court Building
401 Bosley Avenue
Towson, Maryland 21204

they have folder

Re: St. Timothy's School
8400 Greenspring Avenue
SW Corner Greenspring Avenue &
Hillside Road
Baltimore County Case No. 02-263-SPHA

Dear Mr. Schmidt:

This letter is to follow up on the hearing which was continued from Monday, March 4, 2002. After consultation with Carroll Holzer, counsel for the Protestants, we have agreed to jointly request that this matter be rescheduled for a hearing after May 6, 2002. Please check your schedule and contact either my office or Mr. Holzer's office to finalize the continued hearing date.

Thank you for your kind attention to this matter.

Sincerely,

G. Scott Barhight

GSB:dpp

cc: Mr. Arnold Jablon
J. Carroll Holzer, Esquire

248218

02-0703

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G. SCOTT BARHIGHT

DIRECT NUMBER
410 832-2050
gbarhight@wtplaw.com

August 23, 2002

Via Hand Delivery

Hon. Lawrence E. Schmidt
Baltimore County Zoning Commissioner
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

Re: In the Matter of St. Timothy's School, 8400 Greenspring Avenue
Case No.: 02-263-SPHA

Dear Mr. Commissioner:

Enclosed please find a First Amended Petition for Special Hearing and a Notice of Voluntary Dismissal of Petition for Variance in the above-referenced matter.

Our previous submissions were based on the policies of the Bureau of Zoning Review as they relate to street, property line, and "building to building" setbacks in the RC zones. The BCZR provides for two setbacks in the RC 5 zone: 75 feet from the centerline of any "street", as defined therein, and 50 feet from lot lines. There are no building to building setbacks provided for in the BCZR in this zone. However, Zoning Review has interpreted the BCZR, specifically § 102.2, to require a 100 foot building to building setback (two times the 50 foot lot line setback).

The Petitioner, Corporation of Saint Timothy's School, disagrees with the Bureau of Zoning Review's interpretation of BCZR § 102.2. The need for the variances is generated exclusively by Zoning Review's interpretation of these provisions. The setbacks required by the BCZR (street and the lot lines) are met. The First Amended Petition for Special Hearing requests that you determine that our client is entitled to its site plan by right and without the need for variances.

*Rec'd
8/23/02
JBB*

*Withdrawn
in green
hearing on
9/4/02
JBB*

Hon. Lawrence E. Schmitt, Zoning Commissioner
August 23, 2002
Page 2

We are prepared to move forward with this matter as scheduled on September 4, 2002. If, however, for notice to the public, or at the request of the community, you are inclined to postpone the hearing, we would have no objection.

Thank you for your consideration of this matter. Should you have any questions, please contact me.

Sincerely,


G. Scott Barhight

Enclosures

C: Corporation of St. Timothy's School (by mail)
J. Carroll Holzer, Esquire (by fax, with enclosures)

260557

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G. SCOTT BARHIGHT
DIRECT NUMBER
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gbarhight@wtplaw.com

December 12, 2002

13

Hon. Lawrence E. Schmidt
Baltimore County Zoning Commissioner
401 Bosley Avenue, Fourth Floor
Towson, Maryland 21204

Re: St. Timothy's School, Case No: 02-263-SPHA

Dear Mr. Schmidt:

I am pleased to enclose a proposed order in the above-referenced matter. This proposed order has been circulated among the parties represented at the hearing on September 4, 2002. We have been advised by Mr. Holzer that his client agrees to the terms of the proposed order. Likewise, our client agrees as well.

Thank you for your consideration of this matter. Should you have any questions, please contact me.

Sincerely,


G. Scott Barhight

Enclosures

C: J. Carroll Holzer, Esquire (Proposed order without exhibits)
The Corporation of St. Timothy's School (Proposed order without exhibits)

Joint Exhibit #1

AGREEMENT

THIS AGREEMENT, entered into on this 24TH day of May, 1999, by and among THE CORPORATION OF ST. TIMOTHY'S SCHOOL ("St. Timothy's"), party of the first part and THE VALLEYS PLANNING COUNCIL INC., and the following individuals, JOHN W. BECKLEY, PERRY BOLTON, AURELIA BOLTON, A. STANLEY BRAGER, JR., DORAH BRAGER, ALLAN HILLMAN, AMY A. KAHN, BARBARA LEVINE, JILL R. MYERS, LESLIE S. RIES, WILLIAM STEWART, MICHAEL J. FRADKIN and PAULA Z. FRADKIN, parties of the second part, (collectively referred to as the "Community"), acting together or as individuals and individual entities.

WHEREAS, St. Timothy's desires to develop a portion of its real property located at 8400 Greenspring Avenue, Baltimore County, Maryland (approximately 236 acres) (the "Property") for a residential development known as Bridle Ridge (approximately 91 acres);

WHEREAS, St. Timothy's desires to continue to operate an independent school for girls on a portion of the Property (approximately 145 acres);

WHEREAS, the Community is willing to support the development of a portion of the Property and the continuation of the private school for girls in accordance with this Agreement;

WHEREAS, the Community has expressed concerns regarding a variety of issues concerning the development of a portion of the Property;

WHEREAS, St. Timothy's has filed the attached Development Plan for Bridle Ridge (*Exhibit A*) with the Department of Permits and Development Management of Baltimore County, Maryland, and has received Development Plan comments from various Baltimore County agencies;

WHEREAS, St. Timothy's has amended the filed Development Plan (*Exhibit A*) in response to the Development Plan comments as indicated on the attached red lined Development Plan (*Exhibit B*); and

WHEREAS, the parties desire to process the red lined Development Plan (*Exhibit B*) through the Hearing Officer's hearing in accordance with this Agreement.

WITNESSETH:

In consideration of the mutual promises contained herein, the sufficiency of which is hereby acknowledged, the parties agree as follows:

I. Development Plan:

A. St. Timothy's shall present the red lined Development Plan (*Exhibit B*) at the Hearing Officer's hearing for approval.

B. The Community shall support the approval of the red lined Development Plan (*Exhibit B*) at the Hearing Officer's hearing. This support shall include support for the petitions for zoning variance and special hearings as described on the red lined Development Plan (*Exhibit B*). The Community shall also support any environmental approvals (alternate analysis, waivers, etc.) and waivers of Public Works standards inherent in the attached red lined Development Plan (*Exhibit B*).

C. The parties acknowledge that there may be additional changes made to the red lined Development Plan (*Exhibit B*) at the Hearing Officer's hearing. If St. Timothy's suggests or consents to changes to the red lined Development Plan (*Exhibit B*) prior to or at the Hearing Officer's hearing, the Community shall also support such changes, provided such changes are either (i) agreed to in writing by the Community, or (ii) agreed to orally, on the

record, at the Hearing Officer's hearing by the Community's designees (Amy A. Kahn and/or J. Carroll Holzer, Esquire).

D. The Community agrees not to appeal the Hearing Officer's order approving the red lined Development Plan (*Exhibit B*) and/or the petitions for zoning variance and special hearing as described on the red lined Development Plan (*Exhibit B*). The Community agrees not to appeal the Hearing Officer's decision regarding any environmental approvals or waivers of Public Works standards inherent in the red lined Development Plan (*Exhibit B*). This agreement not to appeal includes those amendments approved by the Community in accordance with Paragraph I.C.

E. The Community, in furtherance of its support for the red lined Development Plan (*Exhibit B*), agrees not to file any map issue in the 2000 Comprehensive Zoning Map process regarding all or any portion of the Property. The Community also agrees not to support any change in zoning suggested by any map issue filed in the 2000 Comprehensive Zoning Map process regarding all or any portion of the Property.

II. Buffering/Screening/Landscaping/Street Lights.

A. In the event that the Property is developed with residential lots in accordance with the red lined Development Plan (*Exhibit B*), St. Timothy's, or its successors and assigns, shall be obligated to provide buffering, screening and landscaping in accordance with the attached *Exhibit C*. This obligation shall be completed within twelve (12) months after the roads shown on the red lined Development Plan (*Exhibit B*) are completed, including paving.

B. In the event that the Property is developed with residential lots in accordance with the red lined Development Plan (*Exhibit B*), St. Timothy's, or its successors or assigns, shall be obligated to provide landscaping in accordance with the attached *Exhibit D*. This

obligation shall be completed within twelve (12) months after the roads shown on the red lined Development Plan (*Exhibit B*) are completed, including paving.

C. In the event that any of the trees currently located on the Property and identified on red lined Development Plan (*Exhibit B*) as ST 31, 28, 29, 30, 73, 15, 72, 71, 67, 68, 69, 70, and 66, and as T-A, B and C are removed by St. Timothy's, or its successors and assigns, for any reason other than as envisioned by Paragraphs II.A. and/or II.B., then St. Timothy's or its successors and assigns, shall replace the removed trees with a comparable species in general proximity to the location of the removed tree within thirty (30) days of the removal of said tree, subject to prudent horticultural practices (i.e., seasonal planting practices and species availability). The replacement tree shall be as mature as possible, provided the cost of the replacement tree does not exceed Three Hundred Dollars (\$300.00), exclusive of the additional cost of labor.

D. St. Timothy's agrees to request and the Community agrees to support a waiver of design standards for street lights at the Hearing Officer's hearing, such that the approved lighting will be more in keeping with the rural character of the vicinity. Specifically, the waiver shall seek that street lighting only be required at road intersections. Each party agrees to be bound by the decision of the Hearing Officer regarding this waiver, and not to file an appeal from the Hearing Officer's decision regarding this waiver.

III. Stormwater Management Pond.

The Development Plan identifies a stormwater management pond in relative proximity to Greenspring Avenue. In the event that the Property is developed with residential lots in accordance with the red lined Development Plan (*Exhibit B*), St. Timothy's, or its

successors and assigns, shall construct the stormwater management pond to be located in the DR-1 zoned portions of the property, in accordance with the attached *Exhibit C*.

IV. Infiltration Plan.

In the event that the Property is developed with residential lots in accordance with the red lined Development Plan (*Exhibit B*), St. Timothy's, or its successors and assigns, is obligated to provide stormwater infiltration in accordance with the attached *Exhibit E*.

V. Baltimore County Landmarks

A. Baltimore County Council Bill 64-98 proposed that four (4) structures on the St. Timothy's property be listed on the Baltimore County Final Landmarks Preservation List. These four (4) structures are the Carter House, the Romanesque Bridge, the Lane House and the stone gateposts. The parties supported the adoption of this Bill and the inclusion of these four structures on the Baltimore County Landmarks Preservation List.

B. The Community agrees not to request that any additional structures located at the Property be placed on the Baltimore County Preliminary or Final Landmarks List and agrees not to support the inclusion of any such additional structures on the Baltimore County Preliminary or Final Landmarks Preservation List.

C. Any and all other historic preservation issues regarding structures on the St. Timothy's property are addressed through notes (outlined in yellow) on the red lined Development Plan (*Exhibit B*). St. Timothy's and the Community agree to abide by the historic preservation notes as shown on the red lined Development Plan (*Exhibit B*). Any development plan prepared for any development of the Property shall include the historic preservation notes outlined in yellow on the red lined Development Plan (*Exhibit B*).

D. This Paragraph V, subparagraphs A through C, shall bind the parties regardless of whether the red lined Development Plan (*Exhibit B*) is approved by the Hearing Officer and regardless of whether the Property is developed in accordance with the red lined Development Plan (*Exhibit B*).

VI. Restrictive Covenants.

A. The parties agree to enter into restrictive covenants, in perpetuity, to govern limitations on certain portions of the forest buffer, forest conservation and open space areas, structure heights and lighting limitations as described on the attached *Exhibit F*. The areas of the forest buffer, forest conservation and open areas to be subject to this paragraph of this Agreement are identified on the attached *Exhibit G*. The covenants shall be recorded among the Land Records of Baltimore County, simultaneously with the recordation of the subdivision plat approved in accordance with the red lined Development Plan (*Exhibit B*). The covenants shall be executed within fifteen (15) days after said subdivision plat is submitted to Baltimore County for review and approval. The effective date of the covenants shall be the date of recordation. If the residential lot development as shown on the red lined Development Plan (*Exhibit B*) does not proceed to subdivision plat recordation, then the covenants shall not be recorded, and shall have no force or effect.

B. In the event that the Property is developed with residential lots in accordance with the red lined Development Plan (*Exhibit B*), St. Timothy's, or its successors or assigns, shall be obligated to clearly mark those boundaries of the forest buffer and forest conservation areas which are adjacent to areas to be disturbed prior to any grading activities in order to avoid the removal of trees or the disturbance of these environmentally sensitive areas.

C. The covenants (*Exhibit F*) reference an "Exhibit A." The "Exhibit A" referenced in the covenants (*Exhibit F*) will include a metes and bounds description corresponding to the attached *Exhibit G*, and will be created prior to the execution and recordation of the covenants. "Exhibit A" shall also identify the utilities (storm drain, public water and public sewer), the easements associated with said utilities, and the infiltration facilities which are permitted in the Open Space Area as shown on the redlined Development Plan (*Exhibit B*). The infiltration facilities shall be constructed in accordance with *Exhibit E*. The "Exhibit A" referenced in the Covenants (*Exhibit F*) will also contain the building envelopes permitted for lots 32, 38 and 40.

VII. Brager and Fradkin Easements.

A. This Agreement is contingent upon the recordation of easements to the benefit of St. Timothy's, its successors and assigns, to provide for the extension of utilities across the lands of Dorah Brager ("Brager"), and the lands of Michael J. Fradkin and Paula Z. Fradkin (the "Fradkins") to serve the Property, as described on the attached *Exhibits H and I*. Brager and the Fradkins represent that they have fee simple ownership of the lands identified and that they have the authority and capacity to grant the easements described, subject to existing matters of record, in this Paragraph VII. The easements will be limited to the extension of underground utilities for (i) the lots in the D.R. 1 zoned portion of the Property in the event that the Property is developed with residential lots in accordance with the red lined Development Plan (*Exhibit B*), and/or (ii) any educational institution(s) or facility(ies) and its accessory uses situated or to be situated on the Property.

B. The easement to be received from the Fradkins is attached as *Exhibit J*. The Fradkin easement must be fully executed, in recordable form, and accepted by St. Timothy's,

prior to the execution of this Agreement. St. Timothy's agrees to reimburse the Fradkins for the actual costs of any attorneys' fees incurred by the Fradkins to review the easement identified as *Exhibit J*, not to exceed Two Thousand Two Hundred Dollars (\$2,200.00). St. Timothy's shall pay the actual attorney's fees upon receipt of the Fradkin easement.

St. Timothy's shall be responsible for all actual costs of any transfer taxes, recordation fees and recordation taxes required by the filing of the Fradkin easement. (*Exhibit J*).

St. Timothy's agrees to pay the Fradkins Thirteen Thousand Eight Hundred Seventy-Five Dollars (\$13,875.00) as full and final consideration for receipt of the Fradkin easement. Payment of the fee shall occur when St. Timothy's receives the Fradkin easement, fully executed, in recordable form, and accepted by St. Timothy's. Said payment shall also occur prior to recordation of the Fradkin easement.

C. The Brager easement shall be prepared by St. Timothy's and presented to Brager within sixty (60) days after the execution of this Agreement, for her review and approval. Brager shall execute the easement and return it to St. Timothy's within fifteen (15) days after delivery. St. Timothy's shall record the Brager easement among the Land Records of Baltimore County within five (5) days after delivery of the executed easement. St. Timothy's shall pay for the cost of recordation.

D. St. Timothy's agrees to reimburse Brager for the actual costs of any attorney's fees incurred by Brager to review the easement identified in this Paragraph 7, not to exceed \$2,500.00. St. Timothy's shall reimburse Brager within thirty (30) days after receipt of the actual invoices from Brager's attorney evidencing the fees to be reimbursed.

E. St. Timothy's may waive, in writing, at any time, the obligations of Brager and/or the Fradkins under this Paragraph VII.

VIII. Right of First Refusal for Lots 1 and 2.

A. This Agreement is contingent upon the execution of an agreement to provide a right of first refusal to (1) Perry Bolton and Aurelia Bolton, (2) Jill R Myers, Allan P. Hillman and Kathryn Hillman, (3) Amy A. Kahn, and (4) A. Stanley Brager, Jr. and Dorah Brager for the purchase of Lots 1 and 2 as shown on the red lined Development Plan (*Exhibit B*), in accordance with the attached *Exhibit K*. The Right of First Refusal (*Exhibit K*), shall be recorded among the Land Records of Baltimore County simultaneously with the recordation of the subdivision plat approved in accordance with the red lined Development Plan (*Exhibit B*), and after the consummation of any bulk conveyances of the land areas to be created by said subdivision plat as described herein. In this Agreement, the phrase "bulk conveyance" means any sale or conveyance of all or substantially all of the residential development area as shown on the red-lined Development Plan (*Exhibit B*). The Right of First Refusal (*Exhibit K*) shall be executed within fifteen (15) days after said subdivision plat is submitted to Baltimore County for review and approval. The effective date of the Right of First Refusal shall be the date of recordation. If the residential lot development as shown on the red lined Development Plan (*Exhibit B*) does not proceed to subdivision plat recordation, then the Right of First Refusal shall not be recorded, and shall have no force or effect.

B. The parties acknowledge that St. Timothy's has entered into two separate contracts of sale which, if consummated, will result in a bulk conveyance. In the event that the contracts of sale with these two existing third parties (Bridle Ridge, LLC and the Greenspring Investment Group, LLC) are not consummated, then St. Timothy's envisions entering into a new "bulk conveyance(s)" with a new third party or set of third parties. The parties to this Agreement acknowledge that St. Timothy's has a right to enter into such "bulk conveyance(s)."

C. With the exception of "the bulk conveyance(s)" identified in Paragraphs VIII(A) and (B), St. Timothy's agrees not to sell or convey the land areas to be created by subdivision and shown as lots 1 and 2 on the red-lined Development Plan (*Exhibit B*) for a period of three (3) years from the date of the execution of this Agreement. Further, in the event that St. Timothy's enters into "bulk conveyance(s)" identified in Paragraphs VIII(A) or (B), St. Timothy's agrees that it will condition any such "bulk conveyance(s)" upon the agreement of the purchaser or transferee that said purchaser or transferee shall not sell or convey the land areas to be created by subdivision and shown as lots 1 and 2 on the red-lined Development Plan (*Exhibit B*) for a period of three (3) years from the date of the execution of this Agreement.

IX. Conditions Precedent

Except as otherwise provided in this Agreement, the obligations of the parties are contingent upon (i) the approval of the red lined Development Plan (*Exhibit B*), petitions for zoning variance and special hearing described on the red lined Development Plan (*Exhibit B*), and environmental approvals and waiver of Public Works standards inherent in the attached Development Plan (*Exhibit B*), subject to any amendments consistent with Paragraph I.C., and (ii) the passage of the thirty (30) day appeal period without any appeal having been filed from the Hearing Officer/Zoning Commissioner's order by either party, and (iii) the completion of all of the obligations of the Community as identified in this Agreement in Paragraphs I(B), I(C), I(D), I(E), II(D), V(B), V(C), V(D), VI, VII, VIII and XI.

X. Disputed Land Areas.

St. Timothy's agrees to convey in fee simple title to Aaron and Phyllis Schaeffer, Michael J. and Paula Z. Fradkin, and Dorah M. Brager, and Jill R. Myers, Allan P. and Kathryn

Hillman those land areas of resolved boundary dispute as shown on the red-lined Development Plan (*Exhibit B*), and more specifically described in the attached *Exhibit L*.

XI Land Exchange/Survival.

The obligation of St. Timothy's set forth in Paragraphs VII and X, and the obligations of Dorah M. Brager, and Michael J. Fradkin and Paula Z. Fradkin set forth in Paragraph VII, shall bind St. Timothy's, Dorah M. Brager, and Michael J. Fradkin and Paula Z. Fradkin regardless of whether the red lined Development Plan (*Exhibit B*), is approved by the Hearing Officer and regardless of whether the Property is developed with residential lots in accordance with the red lined Development Plan (*Exhibit B*). The deeds and easements to be conveyed in compliance with this Paragraph shall be recorded among the Land Records of Baltimore County simultaneously with the recordation of the subdivision plat approved in accordance with the red lined Development Plan (*Exhibit B*), or within twenty (20) months from the date of this Agreement, whichever is sooner.

XII. Amendment of Development Plan.

Subsequent to initial approval by the Hearing Officer, St. Timothy's, its successors and assigns, may amend the red lined Development Plan (*Exhibit B*), in accordance with the applicable provisions of the Baltimore County Code, provided that the Community is notified, in writing, at least thirty (30) days prior to the filing of any application with Baltimore County seeking the amendment, and provided that St. Timothy's agrees not to amend the items listed in the attached *Exhibit M*, without the prior written consent of the Community.

XIII. Notices.

Any notices regarding this Agreement shall be sent to the parties at the following addresses:

If to St. Timothy's:

St. Timothy's School
8400 Greenspring Avenue
Stevenson, MD 21153
Attn: Head of School

With a copy to:

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston, LLP
400 Court Towers
210 W. Pennsylvania Ave
Towson, Maryland 21204

If to the Community:

Executive Director
Valleys Planning Council
212 Washington Ave
Towson, Maryland 21204

and

Ms. Amy A. Kahn
2 Brickford Lane
Pikesville, Maryland 21208

and

Allan P. Hillman, Esquire
2922 Woodvalley Drive
Pikesville, Maryland 21208

and

Mr. and Mrs. Michael Fradkin
11 Halcyon Court
Baltimore, Maryland 21208

With a copy to:

J. Carroll Holzer, Esquire
Holzer & Lee
The 508 Building
508 Fairmount Avenue
Towson, MD 21286

XIV. Miscellaneous Provisions.

A. This Agreement shall bind the parties, their successors, and heirs, acting together or as individuals and individual entities.

B. This Agreement shall be governed by the laws of the State of Maryland.

C. This Agreement contains all of the terms and conditions of this Agreement and cannot be modified, except by a written agreement of the parties.

D. This Agreement shall be incorporated into the order of the Hearing Officer approving the red lined Development Plan (*Exhibit B*).

E. The Community, either together or individually, may not assign these rights under this Agreement to any other person not a party to this Agreement, without the prior written approval of St. Timothy's, which approval shall not be unreasonably withheld.

XV. Default.

All parties have the right to enforce this Agreement, in law or equity, as permitted by law. At least thirty (30) days prior to the filing of any petition, complaint or initiating any other such action, the party asserting the default of this Agreement by the other party must provide written notice to all parties of the alleged default. The notice shall state with particularity the basis of the alleged default. Notwithstanding any other provision of the Agreement, a party seeking to enforce this Agreement by means of a temporary restraining order or preliminary injunction need provide no more than ten (10) days written notice to any adverse party. With respect to all actions brought to enforce this Agreement, the party substantially prevailing shall be awarded its attorneys' fees and costs against the adverse party which does not substantially prevail.

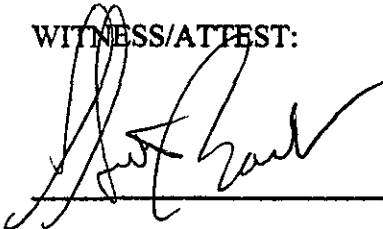
XVI. Appeals.

A. In the event that a person not a party to this Agreement files an appeal of the Hearing Officer's/Zoning Commissioner's order approving (i) the red lined Development Plan (*Exhibit B*), (ii) the petitions for zoning variance and special hearing described on *Exhibit B*, (iii) any environmental approvals, (iv) any waiver of public works standards inherent in *Exhibit B*, or (v) the waiver of street light standards to the Baltimore County Board of Appeals, St. Timothy's School shall be obligated to defend the appeal before the Baltimore County Board of Appeals.


B. In the event that the Baltimore County Board of Appeals affirms the decision of the Hearing Officer/Zoning Commissioner's as described in Paragraph XVI(A), and a person not a party to this Agreement files an appeal of said Board of Appeals order to the Baltimore County Circuit Court, or to any other higher court, the parties each have the option, at their own expense, to defend the appeal(s).

WHEREFORE, the parties execute this Agreement as of the day and year first above written.

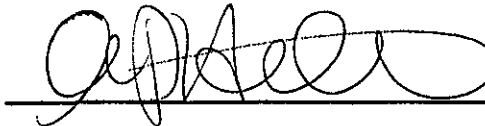
WITNESS/ATTEST:



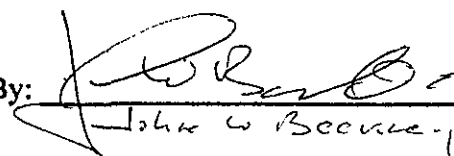
THE CORPORATION OF ST. TIMOTHY'S
SCHOOL

By:  (SEAL)

WITNESS/ATTEST:



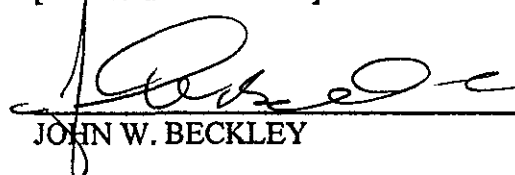
THE VALLEYS PLANNING COUNCIL, INC.

By:  (SEAL)
John W Beckley, U.P.

WITNESS:



[THE INDIVIDUALS]


JOHN W. BECKLEY (SEAL)

(signatures continued on page 14)

WITNESS:

[Signature]

[Signature]

[Signature]

[Signature]

Kathryn E. Williams

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[THE INDIVIDUALS]

[Signature] (SEAL)
PERRY BOLTON

Aurelia G Bolton (SEAL)
AURELIA BOLTON

A. Stanley Brager d. (SEAL)
A. STANLEY BRAGER, JR.

Dorah M. Brager (SEAL)
DORAH BRAGER

[Signature] (SEAL)
ALLAN HILMAN

Amy A Kahn (SEAL)
AMY A. KAHN

[Signature] (SEAL)
BARBARA LEVINE

Jill R. Myers + (SEAL)
JILL R. MYERS

Leslie S. Ries (SEAL)
LESLIE S. RIES

William Stewart (SEAL)
WILLIAM STEWART

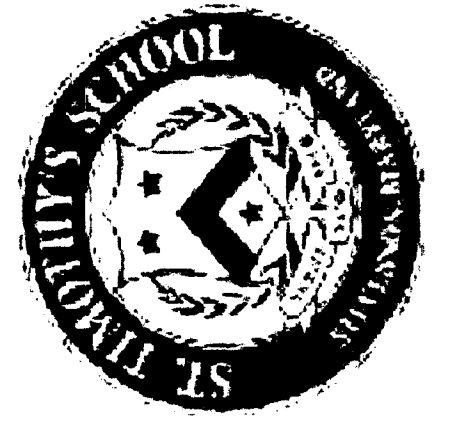
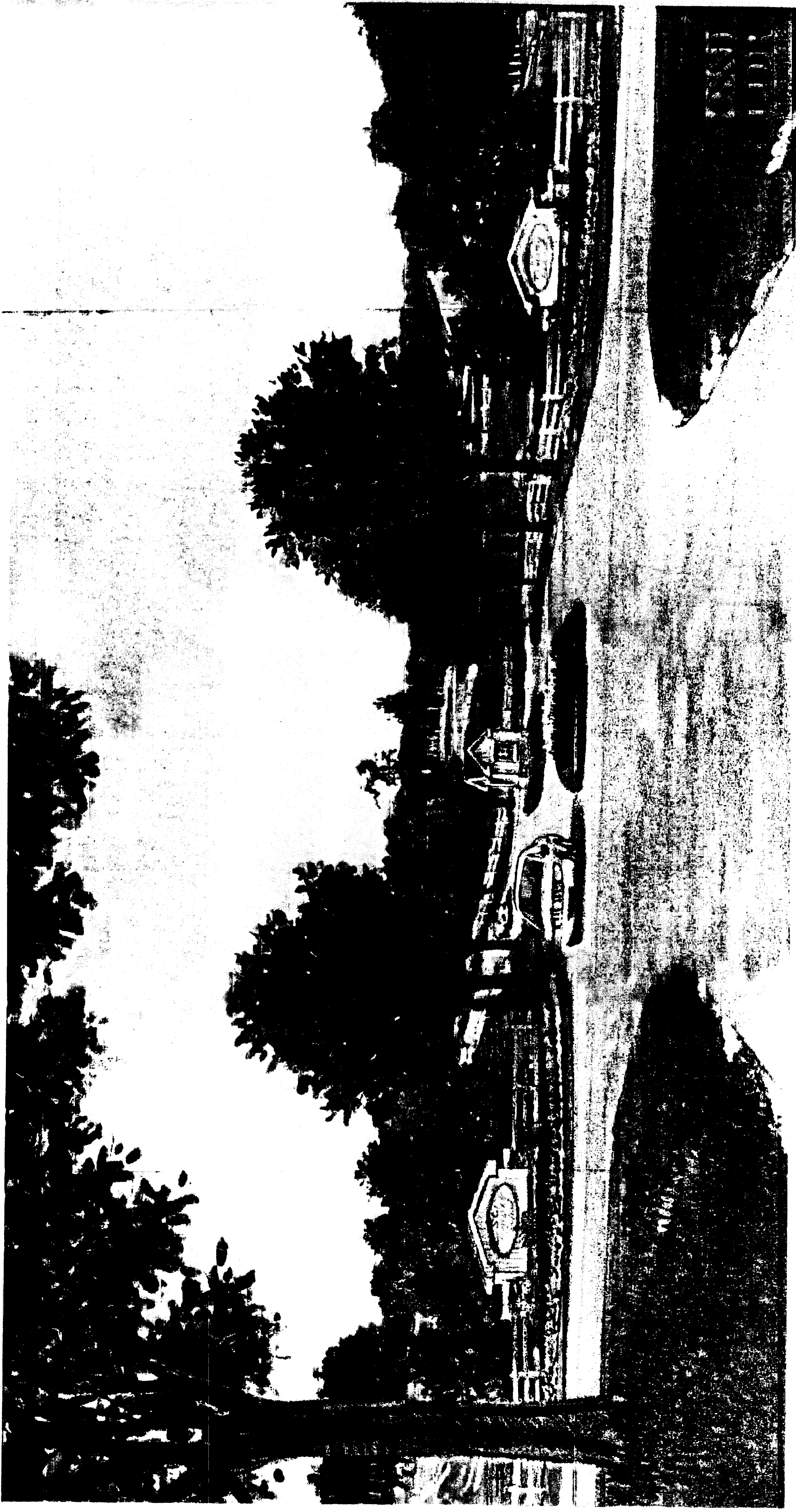
[Signature] (SEAL)
MICHAEL J. FRADKIN

Paula Z. Fradkin (SEAL)
PAULA Z. FRADKIN

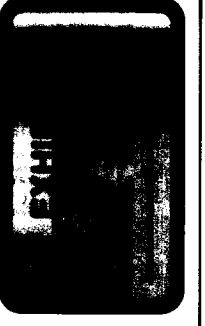
LIST OF EXHIBITS

<i>Exhibit A</i>	Filed Development Plan
<i>Exhibit B</i>	Red Lined Development Plan
<i>Exhibit C</i>	Buffering, screening and landscaping - scenic route study, red line, dated 9/17/98
<i>Exhibit D</i>	Landscaping for additional specific areas
<i>Exhibit E</i>	Infiltration Specifications
<i>Exhibit F</i>	Restrictive Covenants
<i>Exhibit G</i>	Plan to accompany Restrictive Covenants
<i>Exhibit H</i>	Easement Area to St. Timothy's (Brager)
<i>Exhibit I</i>	Easement Area to St. Timothy's (Fradkin)
<i>Exhibit J</i>	Fradkin Easement Agreement
<i>Exhibit K</i>	Agreement - Right of First Refusal
<i>Exhibit L</i>	Land Conveyances - (Hillman, Schaeffer, Brager, Fradkin)
<i>Exhibit M</i>	Amendment Prohibition List

138898



St. Timothy's School • Proposed Entrance at Greenspring Avenue

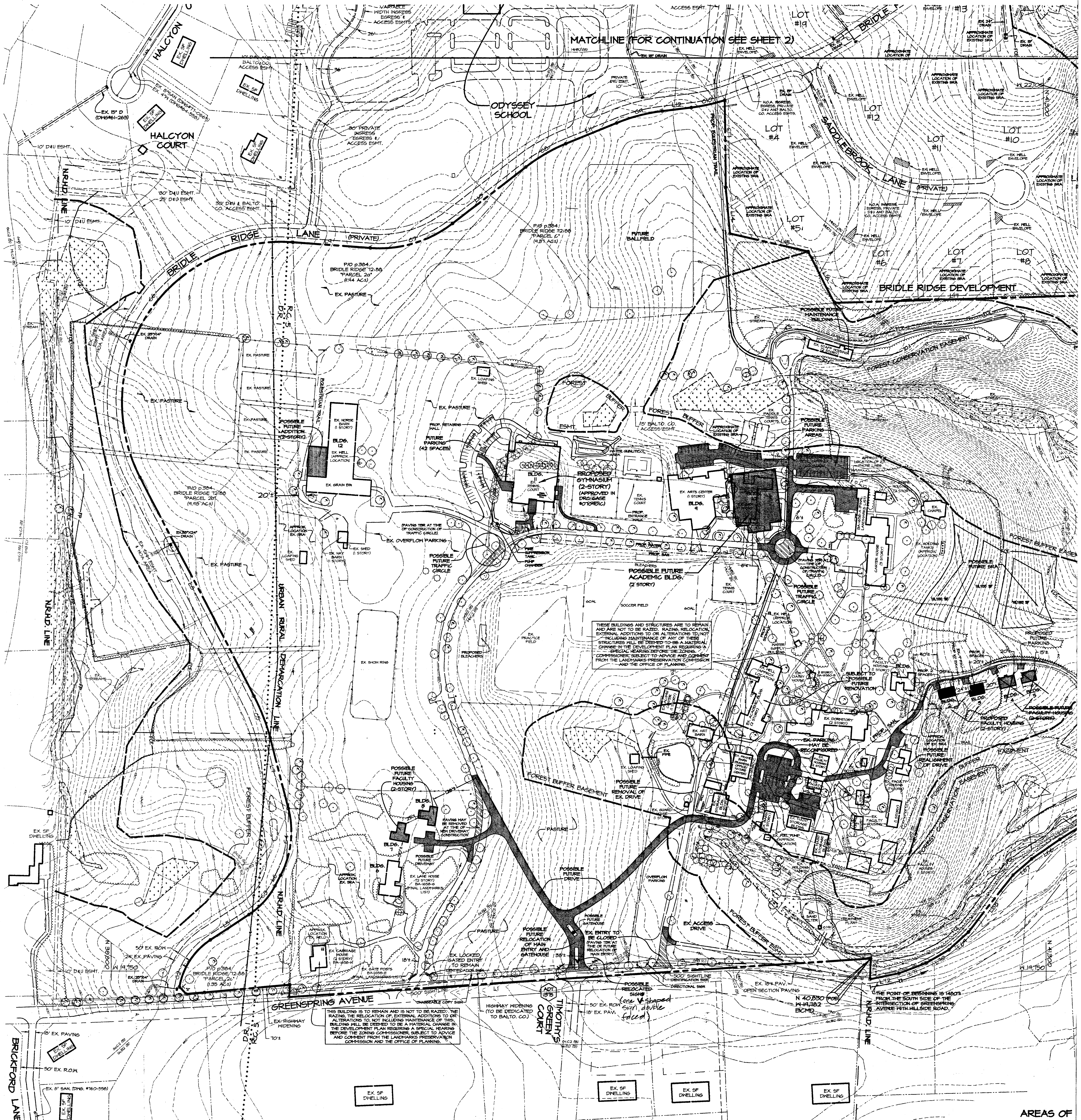


PLANTING TO BE COMPLETED BY JUNE 1, 2003 OR AS SOON THEREAFTER AS WEATHER PERMITS.

PLANTING EXHIBIT
REVISED 10.2.02

ST. TIMOTHY'S SCHOOL

D.S. Thaler & Associates, Inc.
7115 Ambassador Road
Baltimore, MD 21244
410.944.5647
Scale: 1" = 50'



LEGEND

	TRACT BOUNDARY		ROAD/DRIVE		FOREST BUFFER EASEMENT
	OTHER PROPERTY LINE		GUB		FOREST CONSERVATION EASEMENT
	ZONING BOUNDARY		OVERHEAD LINE		100-YEAR FLOODPLAIN
	EASEMENT		SANITARY SEWER		
	CONTOUR		STORM DRAIN		
	TREE LINE		WATER LINE & HYDRANT		
	SOILS LINE		UTILITY/LIGHT POLE		
	WETLANDS		INDIVIDUAL TREES		
			WELL		
	LOT LINE		EASEMENT		
	SANITARY SEWER		AVERAGE DAILY TRIPS		
	STORM DRAIN				

SOIL LIMITATIONS

TYPE	CLASS	HOMES WITH BASEMENTS	STREETS AND LOTS
GCB8 GLENELG LDM, 3-8% SLOPES, MODERATELY ERODED	B	SLIGHT	MODERATE SLOPE
GCC3 GLENELG LDM, 8-15% SLOPES, SEVERELY ERODED	B	MODERATE SLOPE	SEVERE SLOPE
GCC3 GLENELG LDM, 8-15% SLOPES, SEVERELY ERODED	B	MODERATE SLOPE	SEVERE SLOPE
MB28 MANOR LDM, 8-15% SLOPES, MODERATELY ERODED	B	SLIGHT	MODERATE SLOPE
MB28 MANOR LDM, 8-15% SLOPES, MODERATELY ERODED	B	SLIGHT	MODERATE SLOPE
MB28 MANOR LDM, 15-25% SLOPES, MODERATELY ERODED	B	SEVERE SLOPE	SEVERE SLOPE
MB28 MANOR LDM, 15-25% SLOPES, SEVERELY ERODED	B	SEVERE SLOPE	SEVERE SLOPE
MB28 MANOR LDM, 25-50% SLOPES, SEVERELY ERODED	B	SEVERE SLOPE	SEVERE SLOPE

AREAS OF

MB02 (B)




- SITE HISTORY:**
- Building Permits =
 - B06852 (7/13/96)
 - Remove 8 underground storage tanks (7 fuel oil and gas), install 3 above ground storage tanks (fuel oil).
 - B06853 (8/17/96)
 - Internal alterations to Inive Natural Science Center.
 - B25439 (applied for 10/19/95)
 - Construct 15,325 sq. foot building
 - Community Input Meeting - 8/15/96 and 8/26/96
 - Hearing Officer's Hearing - 4/23/97 and 5/20/97
 - DRC # 122274, A-7 Limited Exemption granted on 3/23/98. (DRC Meeting: 12/22/97)
 - SWM Master for Campus Area Approved: 12/17/98.

PARCEL	TAX ACCOUNT NUMBER	DEED	TAX MAP	GRID	ADC MAP
335	03-03-04-9004	1875328	68	6	26 A4, 25 K4
394	03-23-03-5400	6903735	68	12	26 A5
298	03-03-04-9005	4256049	68	12	26 A5

[illegible]


Reading Officer
for Baltimore County

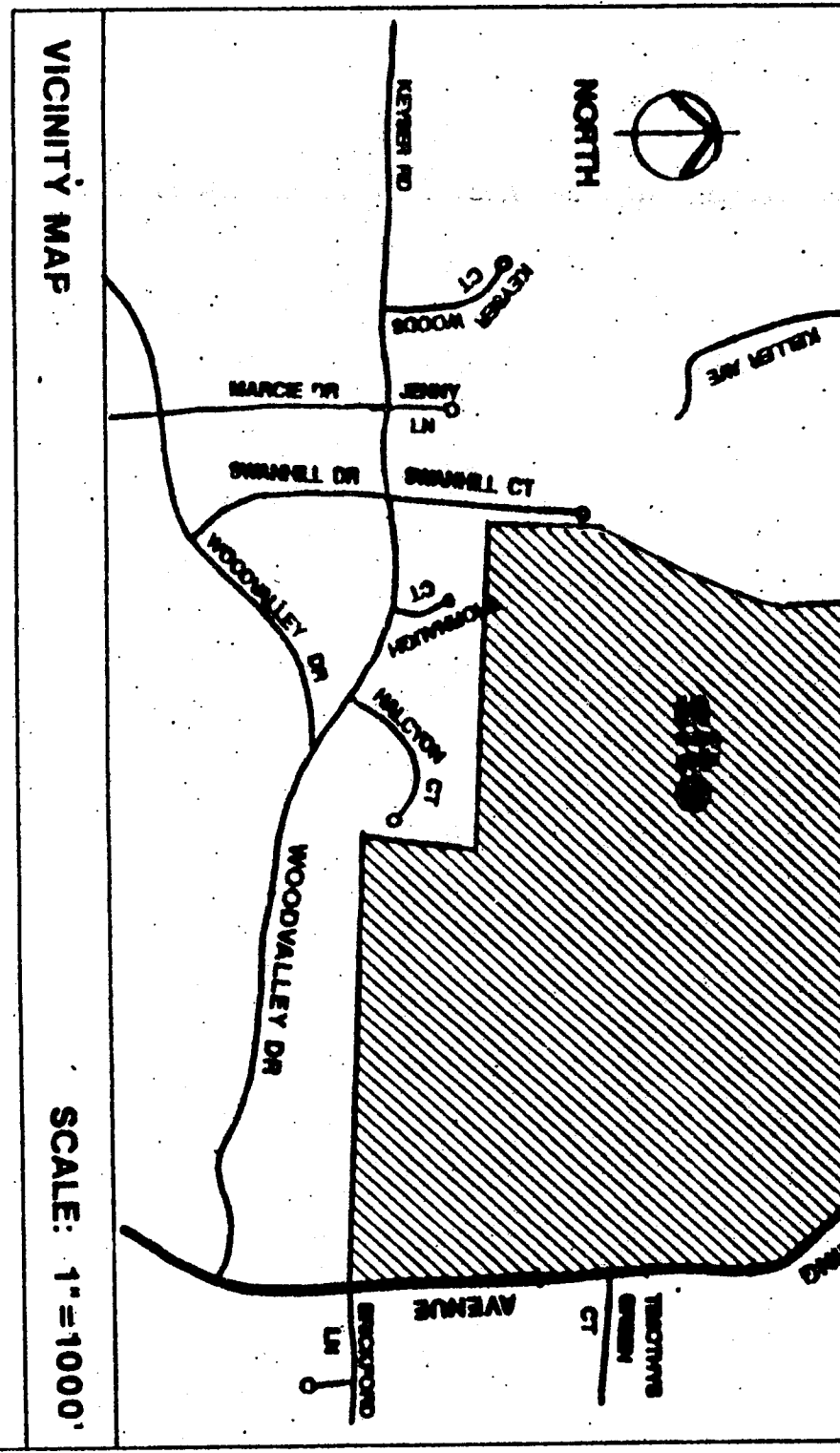
THE HYDRANT



RIDGE LINE

PERC TEST (PASSED)


 SPECIMEN TREE



PLAT TO ACCOMPANY ZONING PETITION

ST. TIMOTHY'S SCHOOL FOR GIRLS

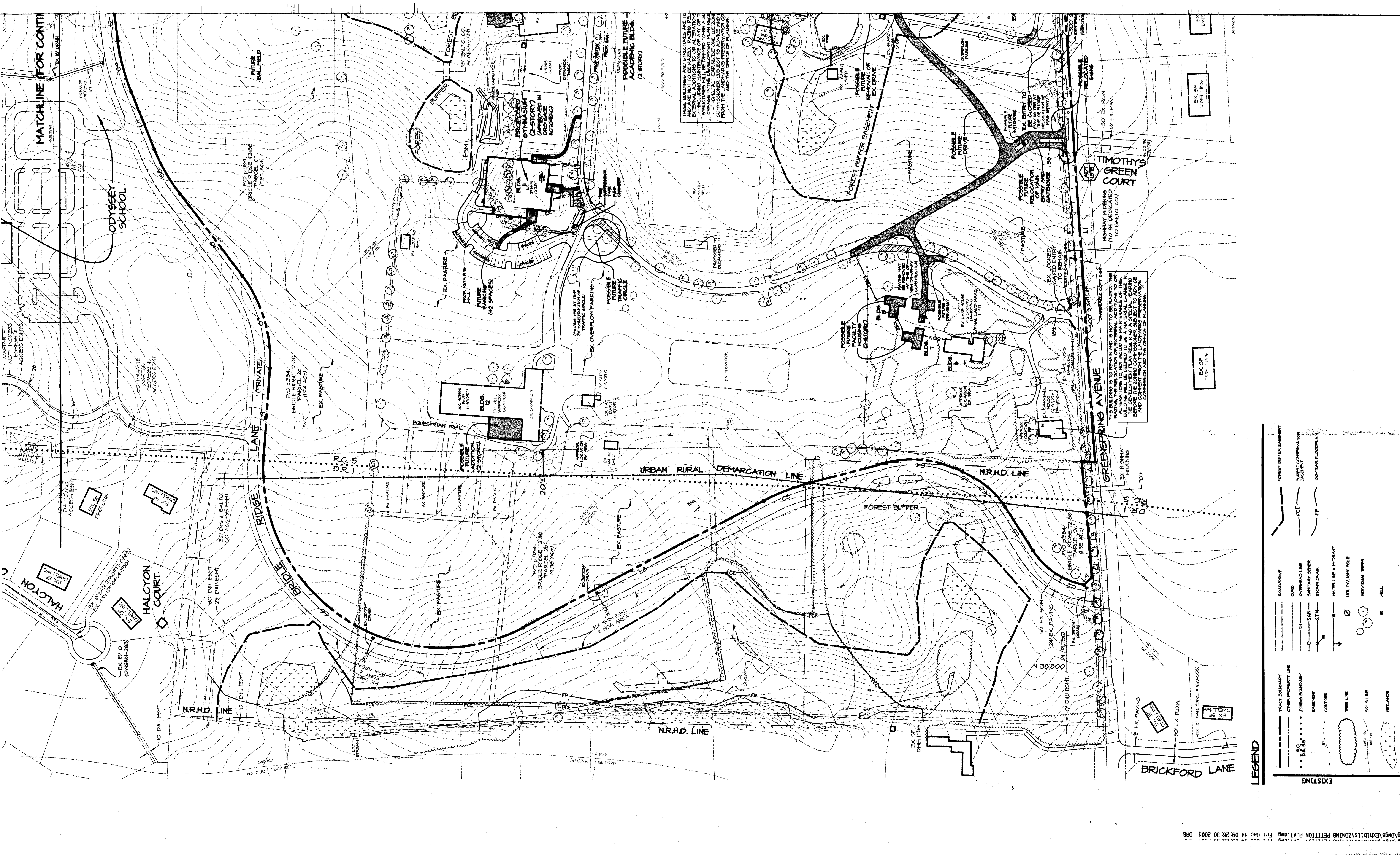
PROJ. NAME: ST. TIMOTHY'S SCHOOL FOR GIRLS	
PLAN TITLE: PLAT TO ACCOMPANY ZONING PETITION	
COUNCIL DIST.: 2	
ELECTION DIST.: 3	
PDR P.M.: 410	
APPROVALS:	
OWNER/DEVELOPER: CORPORATION OF ST. TIMOTHY'S SCHOOL FOR GIRLS STEVENSON, MD 21153 (410) 485-7400	
DATE: 4-6-98	
SCALE: 1"=100'	
C.I.: 2	
PROJ. NO.: 1800X	
SHEET 1 OF 2	

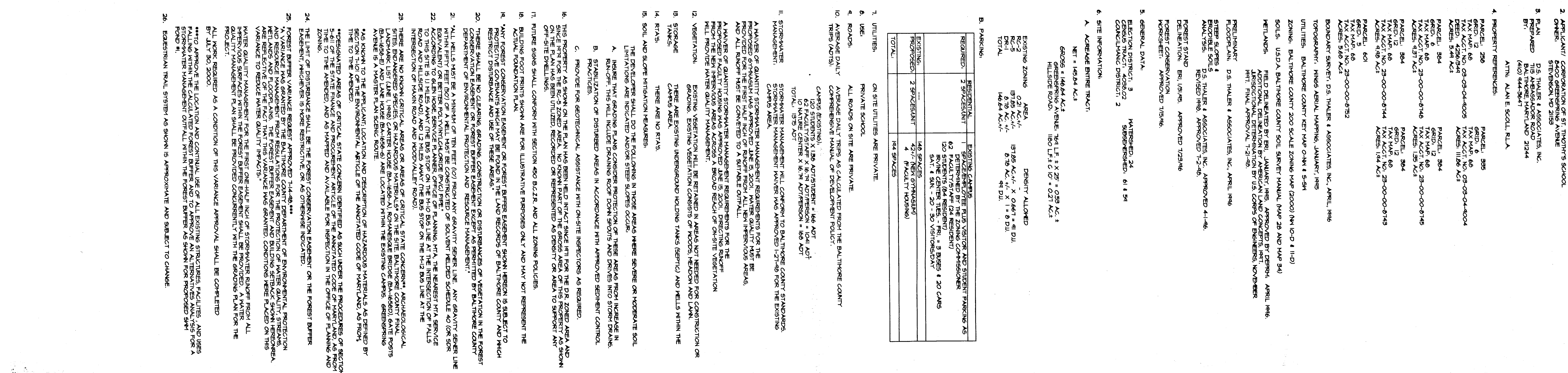
98-365-A

365

1st No

2

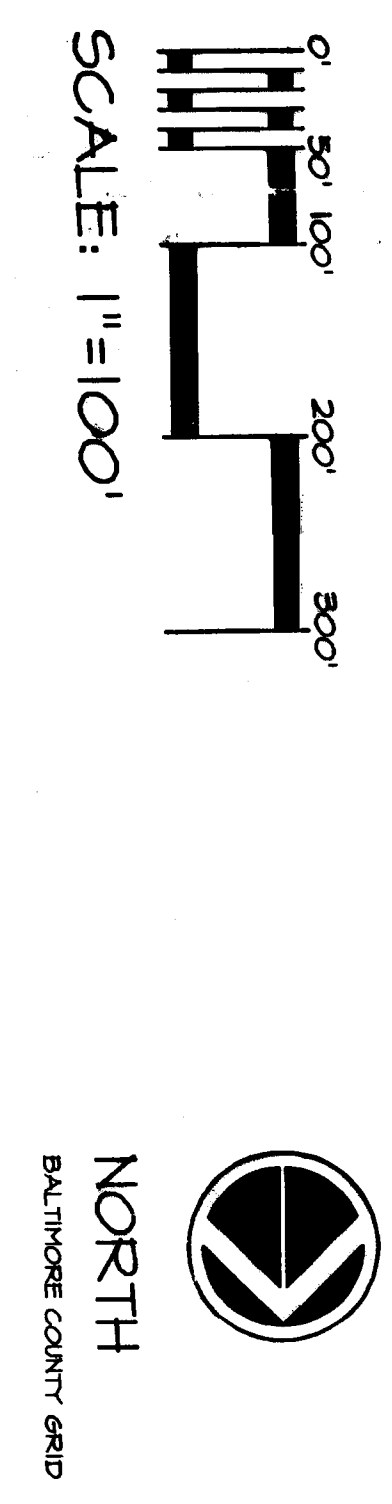
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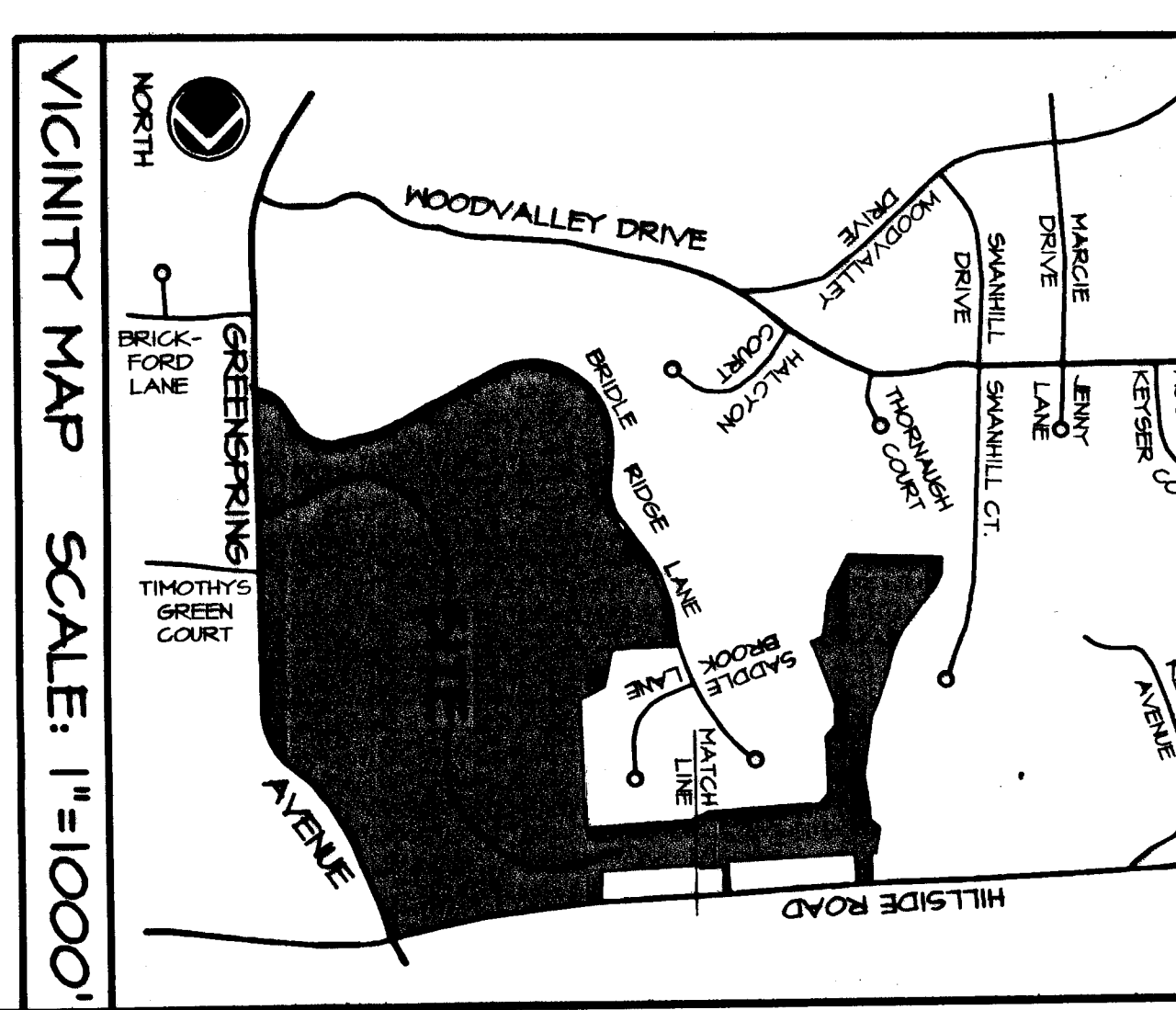
SPECIAL HEARING REQUEST:

AND III-410A.

EXHIBITS FROM PREVIOUS ZONING CASES:
Indication of the location of previous variance requests, for ILLUSTRATIVE PURPOSES ONLY



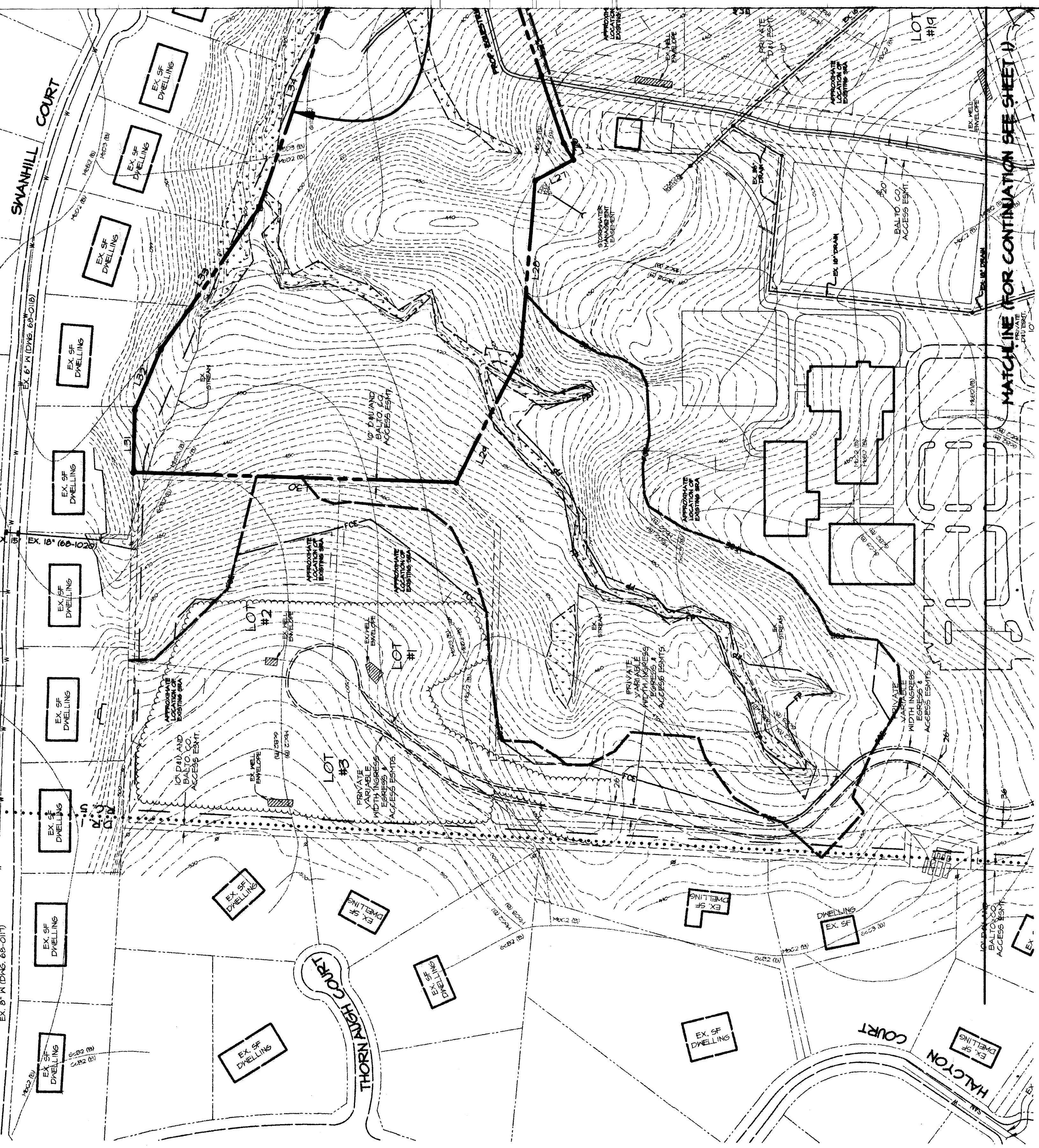
PROJECT NAME: ST. THOMAS'S SCHOOL PLAN TITLE: PLAN TO ACCOMPANY SPECIAL HEARING AND VARIANCE REQUEST PROJECT MANAGER: CONSULTANT DIST.: 2 ELECTION DIST.: 8 PDM NUMBER: III-410A	REVISIONS:
APPROVAL: 	<div style="text-align: center;"> (7 pages) </div>
APPLICANT: CORPORATION OF ST. THOMAS'S SCHOOL, 8400 GERRARDING AVE. STEVEDEN, MD 21155	
D. S. THALER & ASSOC., INC. CIVIL ENGINEERS LANDSCAPE ARCHITECTS 7115 ARDENGAUOR ROAD PITTSBORO, NC 27626 P.O. BOX #1407 FARMINGTON AND 31244-1428	<div style="text-align: center;"> </div> SURVEYORS LAND PLANNERS DATE: 1-30-01 SCALE: 1" = 100' C.L.# 21 PROJ NO. 1600P SHEET 1 OF 7



VARIANCE REQUESTS:

1. IAC03.03.02.1 to allow for Building #2 to provide a 20 foot setback from a principal building to the street center line in lieu of the required 75 foot setback.
2. IAC03.03.02.2 to allow for Building #3 to provide a 20 foot setback from a principal building to the street center line in lieu of the required 75 foot setback.
3. IAC03.03.02.3 to allow for Building #4 to provide a 20 foot setback from a principal building to the street center line in lieu of the required 75 foot setback for Building #5.
4. IAC03.03.02.4 to permit a 6 foot setback from the front of a principal building to the street center line and on 6 foot setback from the side of a principal building to street center line in lieu of the required 75 foot setback for Building #10.
5. IAC03.03.02.5 and 102.2 to allow a 20 foot setback to any property line in lieu of the required 50 foot setback for the addition to Building #12.
6. IAC03.03.02 and 102.2 to allow reduced setbacks between buildings, as shown on the Building to Building Setback Matrix on Attachment #10 of proposed Ordinance, and to allow for Building #13 to provide a 20 foot setback from the Building to Building Setback Matrix on Attachment #10 of proposed Ordinance, and to allow for Building #14 to provide a 20 foot setback from the Building to Building Setback Matrix on Attachment #10 of the required 100 foot setback.

ST. TIMOTHY'S SCHOOL PLAN TO ACCOMPANY SPECIAL
HEARING & VARIANCE REQUEST



CASE NO. III-410

IN RE: DEVELOPMENT PLAN HEARING * BEFORE THE
B/5 Hillside Road, W/S of
3rd Election District
2nd Councilmanic District
* OF BALTIMORE COUNTY
* Case No. III-410
Corporation of St. Timothy's
School for Girls - Owner/Developer

WHEREAS, it is ordered by the Deputy Zoning Commissioner/Hearing Officer for Baltimore County this 17th day of July, 1999 that the Petition for Variance be granted for the reasons set forth herein.

IT IS FURTHER ORDERED, that the Petitioner, should be required to continue to pursue the development of this site, shall be required to submit a revised development plan, incorporating the stream and wetlands that exist in the northern portion of this property, for a full review at a community input meeting which shall be arranged by the Planning Department for this project. Subsequent to the community input meeting, the development plan shall proceed through the normal development process, allowing the Baltimore County Planning Department, particularly staff, the opportunity to fully review these latest findings, variances, and modifications to the development plan.

Any appeal of this decision must be taken in accordance with the provisions of the Baltimore County Code.

Timothy N. Toback
Deputy Zoning Commissioner
for Baltimore County

CASE NO. 98-365-A
(See Sheets A & B for illustrative purposes only)

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
WOC of Hillside Rd., and Green-
Spring Avenue
8408 Greening Avenue
3rd Election District
2nd Councilmanic District
* OF BALTIMORE COUNTY
* Case No. 98-365-A
Girl's, Petitioner

WHEREAS, it is ordered by the Zoning Commissioner for Baltimore County this 22nd day of June 1998, that a variance from Section 1304.3.2.3 of the Baltimore County Zoning Regulations (BZC) to allow building to building setbacks of 15 ft., 17 ft., 70 ft., 30 ft., 60 ft., 50 ft., and 55 ft., respectively, all in line of the required 100 ft., be and is hereby granted, subject, however, to the following restrictions:

- The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- Compliance with the comments submitted by the Baltimore County Zoning Planning Advisory Committee (BZC), namely, BZC, dated April 27, 1998, are adopted in their entirety and made a part of this Order.

Timothy N. Toback
Deputy Zoning Commissioner for Baltimore County

CASE NO. III-410-A & 99-75-SFHA
(See Sheets C & D for illustrative purposes only)

IN RE: DEVELOPMENT PLAN HEARING * BEFORE THE
AND PETITION FOR VARIANCE * DEPUTY ZONING COMMISSIONER
(B/5 Hillside Road, W/S of
3rd Election District
2nd Councilmanic District
* OF BALTIMORE COUNTY
* Case No. III-410
Corporation of St. Timothy's
School for Girls - Owner/Developer

WHEREAS, it is ordered by the Deputy Zoning Commissioner of Baltimore County this 17th day of June, 1999 that the Development Plan submitted in the Petition for Variance be granted for the reasons set forth herein.

IT IS FURTHER ORDERED, that the Petitioner, should be required to continue to pursue the development of this site, shall be required to submit a revised development plan, incorporating the stream and wetlands that exist in the northern portion of this property, for a full review at a community input meeting which shall be arranged by the Planning Department for this project. Subsequent to the community input meeting, the development plan shall proceed through the normal development process, allowing the Baltimore County Planning Department, particularly staff, the opportunity to fully review these latest findings, variances, and modifications to the development plan.

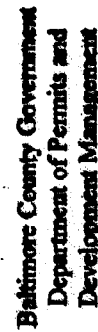
Any appeal of this decision must be taken in accordance with the provisions of the Baltimore County Code.

Timothy N. Toback
Deputy Zoning Commissioner for Baltimore County

- The Petitioner may apply for their permit and be granted same upon receipt of this Order. However, the Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- Compliance with the comments submitted by the Baltimore County Zoning Planning Advisory Committee (BZC), namely, BZC, dated April 27, 1998, are adopted in their entirety and made a part of this Order.

Timothy N. Toback
Deputy Zoning Commissioner for Baltimore County

NEW GYMNASIUM
DRG# 070901C
8.2.01



111 West Chesapeake Avenue
Towson, MD 21204

D. B. Thayer & Associates, Inc.
7115 Ambleside Road
Baltimore, MD 21244

RE: Saint Timothy's School
PDM Number III-4
DMC Number 0709

Dear Sir or Madam:

Pursuant to Article 25A, Section 5 (f) of the Annotated Code of Baltimore, the Baltimore County Charter, and the Baltimore County Code, the Baltimore County Department of Permitting and Inspections and Enforcement (DPIE) has received your request for issuance, amendment, or modification of a license, permit, or other form of permission you filed with this department.

Your request has been submitted for careful review and is being processed by the Department of Permitting and Inspections and Enforcement (DPIE), which is composed of the various departments involved in land-use decisions. The purpose of this review is to ensure that the proposed project complies with the designations of the various departments. The purpose of this review is to ensure that the proposed project complies with the designations of the various departments. The purpose of this review is to ensure that the proposed project complies with the designations of the various departments.

The DMC has, in fact, met in an open meeting on July 16, 1999. The DMC has determined that your project meets the requirements of the development plan, under Section 26-211.

After review of your outstanding issues, please submit a copy of the plan to this office, Room 122, for signature. I have reviewed the recommendations carefully, and I have decided that the recommendations of the DMC are hereby adopted.

Should you submit an application for any permit that may be required for your project, your application will be processed subject to the conditions of any plans, surveys, or non-conformity permits that may be required by the County, State, or Federal regulations.

Sincerely,
A. J. K. K. K.
A. J. K. K. K.
A. J. K. K. K.

TREES

CENTER CHAPEL

W 21,250

N 41,000

DENSE TREES

DENSE TREES

EX. FACULTY HOUSING
(2-STORY)

CARTER HOUSE
BA-1658

EX. HOLDING TANK
(APPROX. LOCATION)

EX. CHAPEL
(1-STORY)

EX. FACULTY HOUSING
(1-STORY)

EX. FACULTY
HOUSING
(1-STORY)

BLDG. F

PROPOSED
FACULTY HOUSING
(1-STORY)

BLDG. E

BLDG. D

EX. ROTATING SHED

WALL

TRAIL

TRAIL

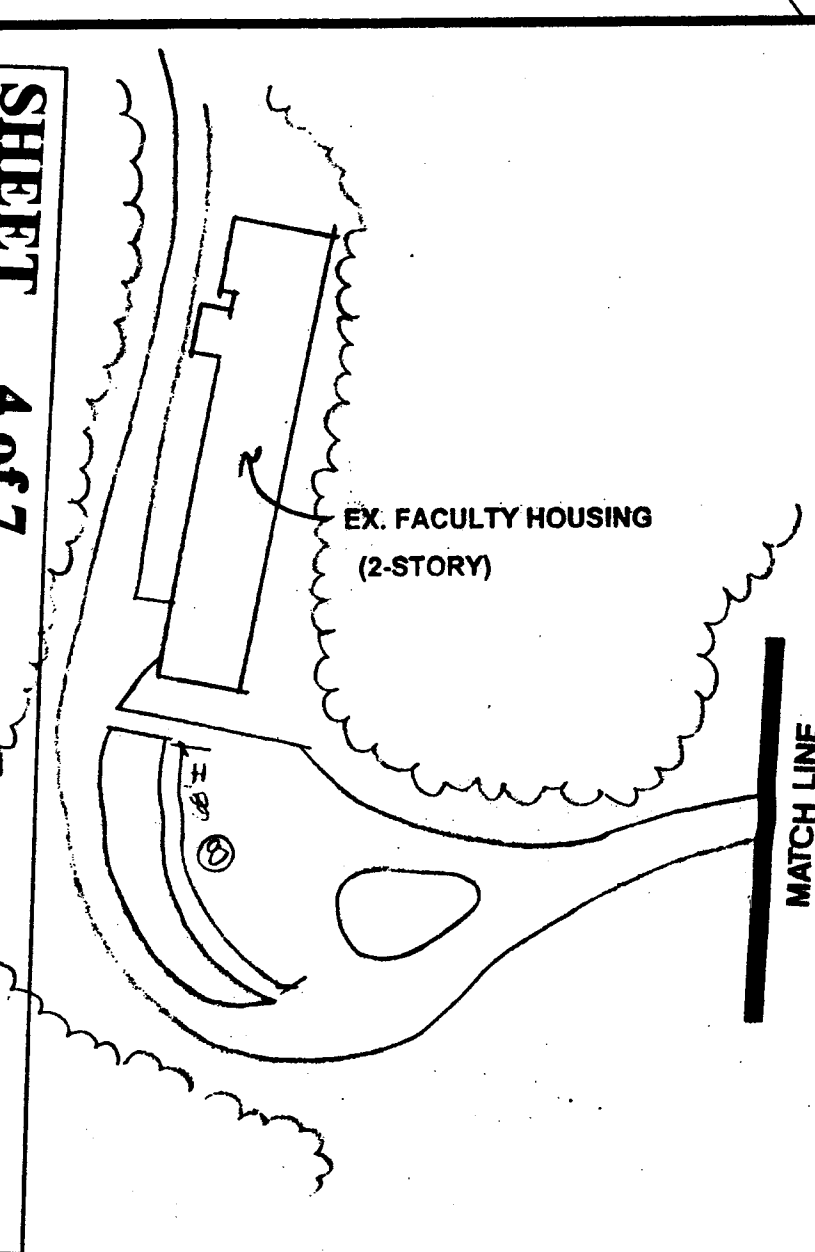
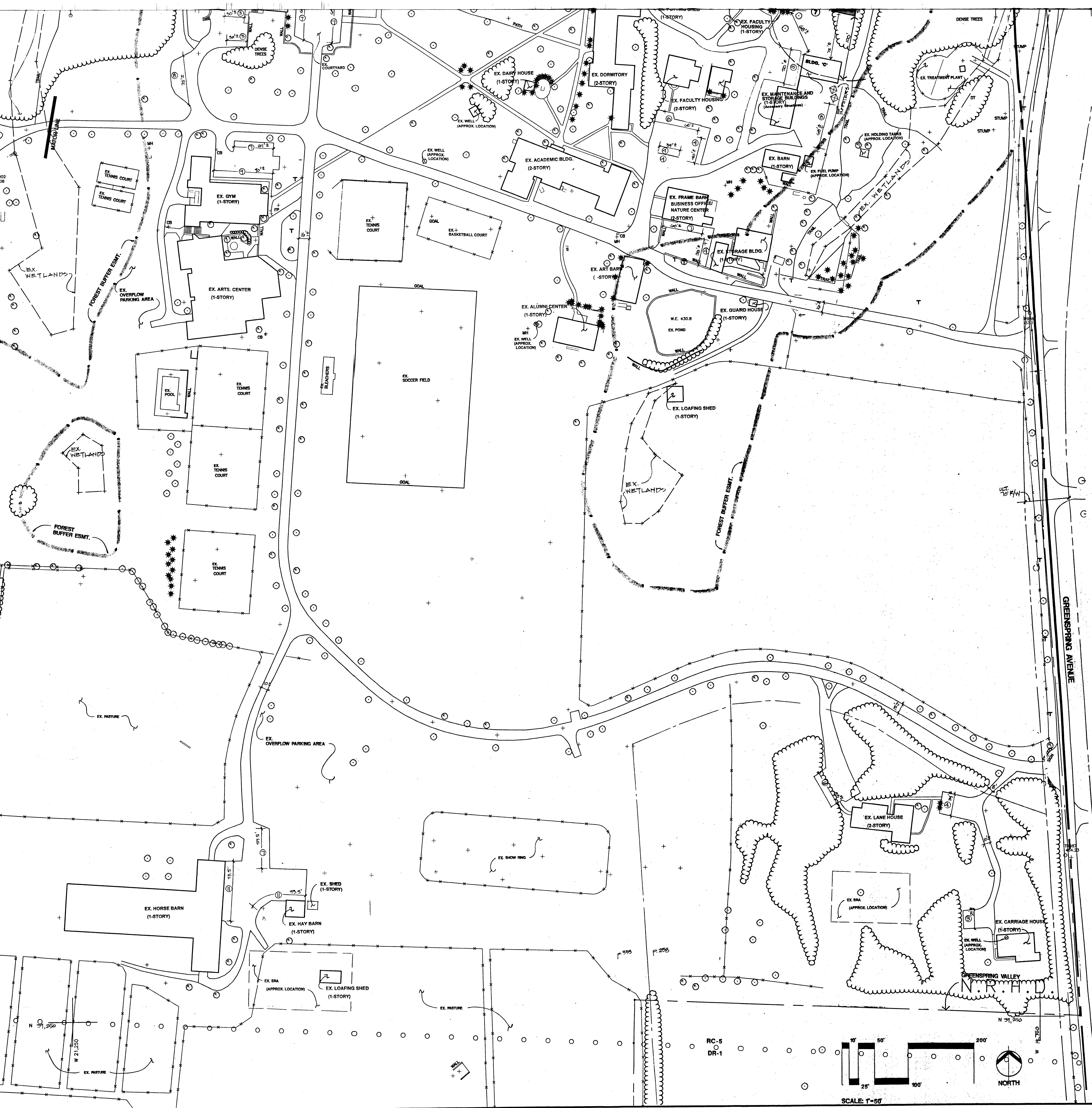
DENSE TREES

T 022

TR901
407.83

N 41,000

W 19,750



VARIANCE REQUESTS:

- Per Section 1 A 04.3.B.3. (B.C.Z.R.)
To allow a 12-foot building to building setback in lieu of the 100 feet required
- Per Section 1 A 04.3.B.3. (B.C.Z.R.)
To allow a 17-foot building to building setback in lieu of the 100 feet required
- Per Section 1 A 04.3.B.3. (B.C.Z.R.)
To allow a 70-foot building to building setback in lieu of the 100 feet required
- Per Section 1 A 04.3.B.3. (B.C.Z.R.)
To allow a 30-foot building to building setback in lieu of the 100 feet required
- Per Section 1 A 04.3.B.3. (B.C.Z.R.)
To allow a 60-foot building to building setback in lieu of the 100 feet required
- Per Section 1 A 04.3.B.3. (B.C.Z.R.)
To allow a 50-foot building to building setback in lieu of the 100 feet required
- Per Section 1 A 04.3.B.3. (B.C.Z.R.)
To allow a 55-foot building to building setback in lieu of the 100 feet required

EXISTING AND PROPOSED
BUILDING SETBACKS

	A	B	C*	D	E	F
A	-	17'	-	50'	85'	12'
B	17'	-	72'	55'	-	80'
C*	-	72'	-	68'	-	-
D	50'	55'	68'	-	30'	63'
E	85'	-	-	30'	-	70'
F	12'	85'	-	63'	70'	-

Proposed Building
* Accessory Structure

PLAT TO ACCOMPANY ZONING PETITION

ST. TIMOTHY'S SCHOOL FOR GIRLS

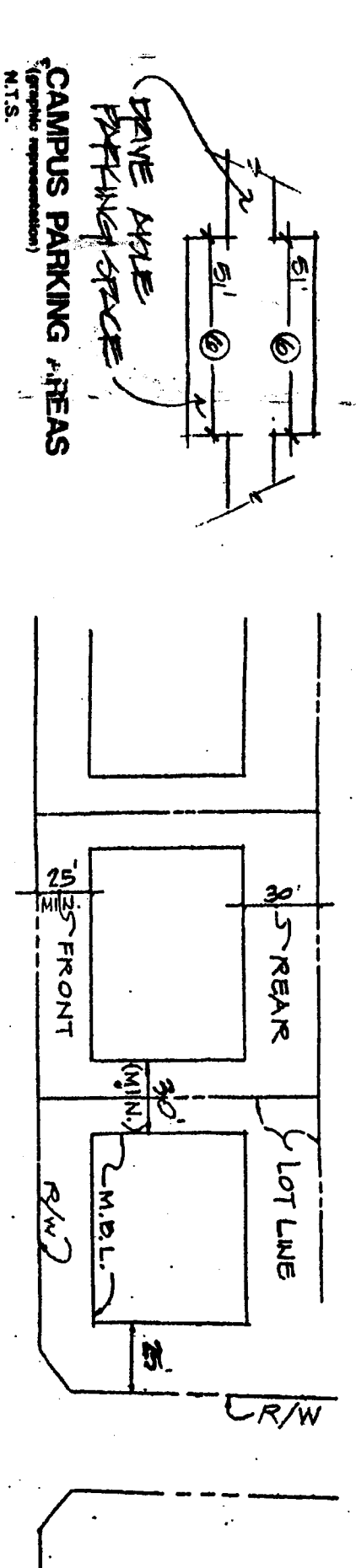
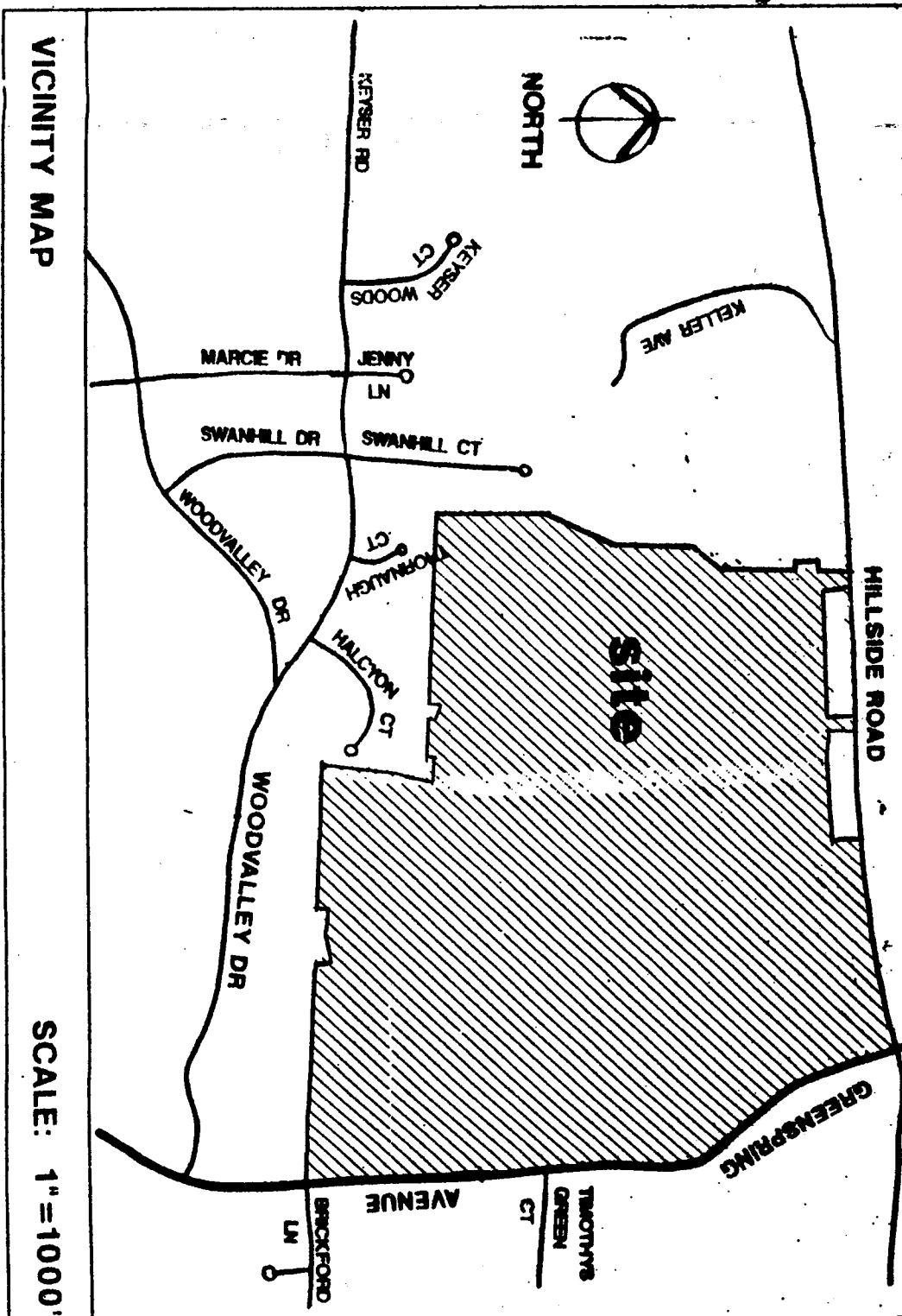
D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS & LAND PLANNERS & SURVEYORS & LANDSCAPE ARCHITECTS
7115 AMBASSADOR ROAD, BALTIMORE, MD 21244
(410)944-5808, (410)944-2847

4-6-98
SHEET 2 OF 2



SOIL LIMITATIONS

SOIL TYPE	PERCENTAGE OF TOTAL AREA
CLAY	15.00%
SAND	10.00%
SILT	10.00%
GRAVEL	10.00%
CLAYEY SAND	10.00%
SANDY CLAY	10.00%
CLAYEY SILT	10.00%
SILT CLAY	10.00%
CLAYEY GRAVEL	10.00%
GRAVELLY CLAY	10.00%
CLAYEY GRAVEL	10.00%
GRAVELLY CLAY	10.00%

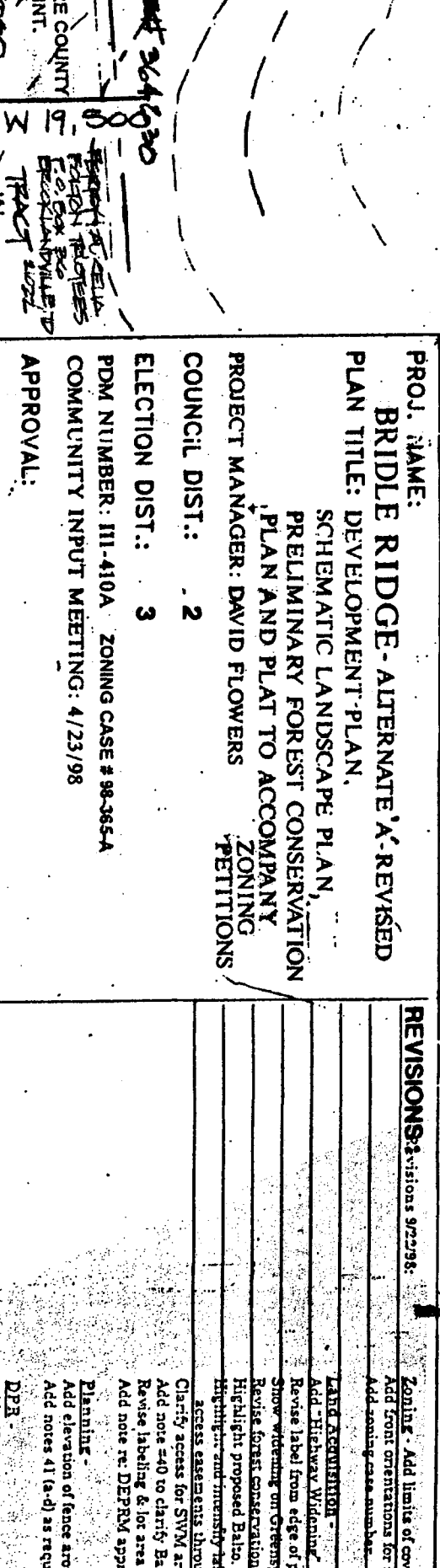
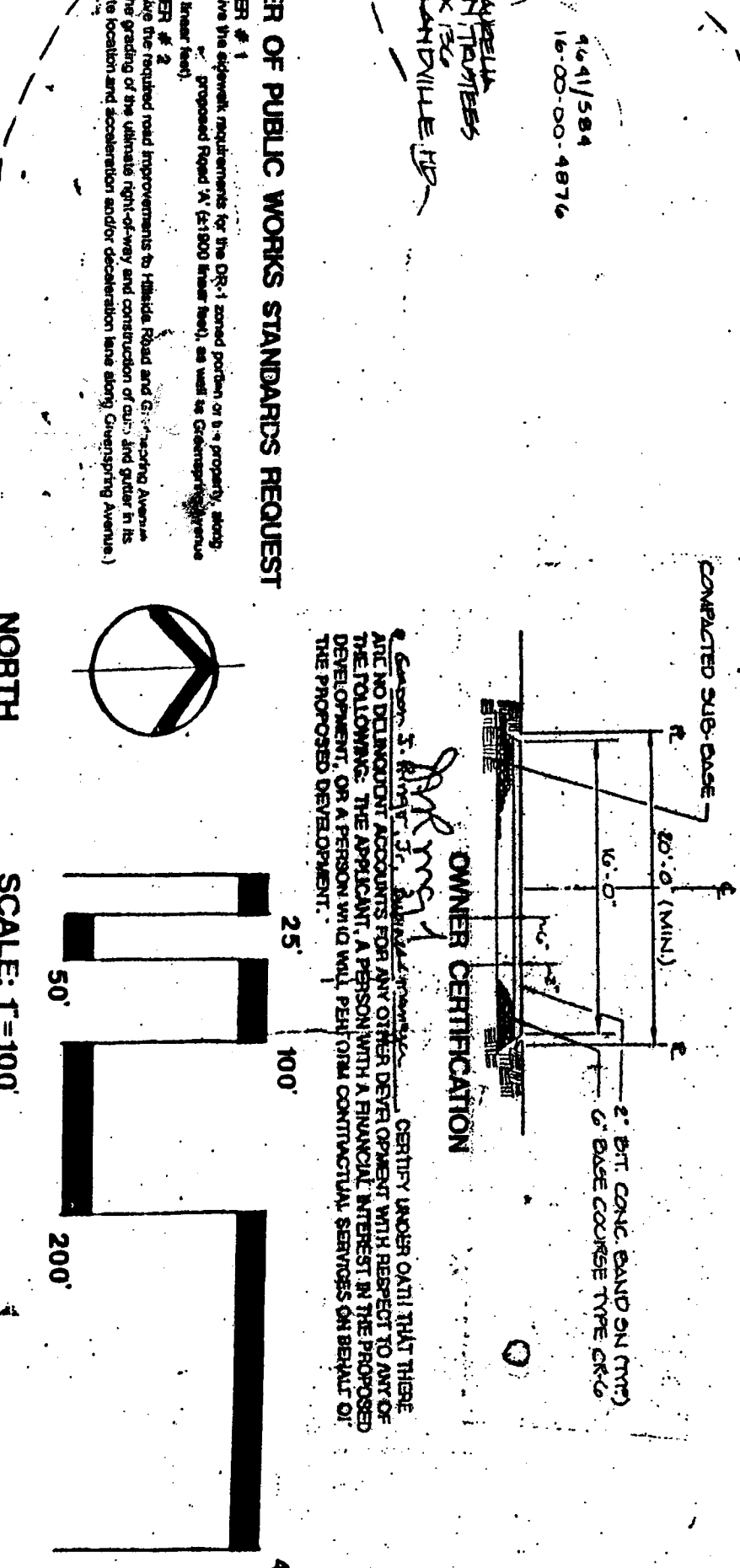
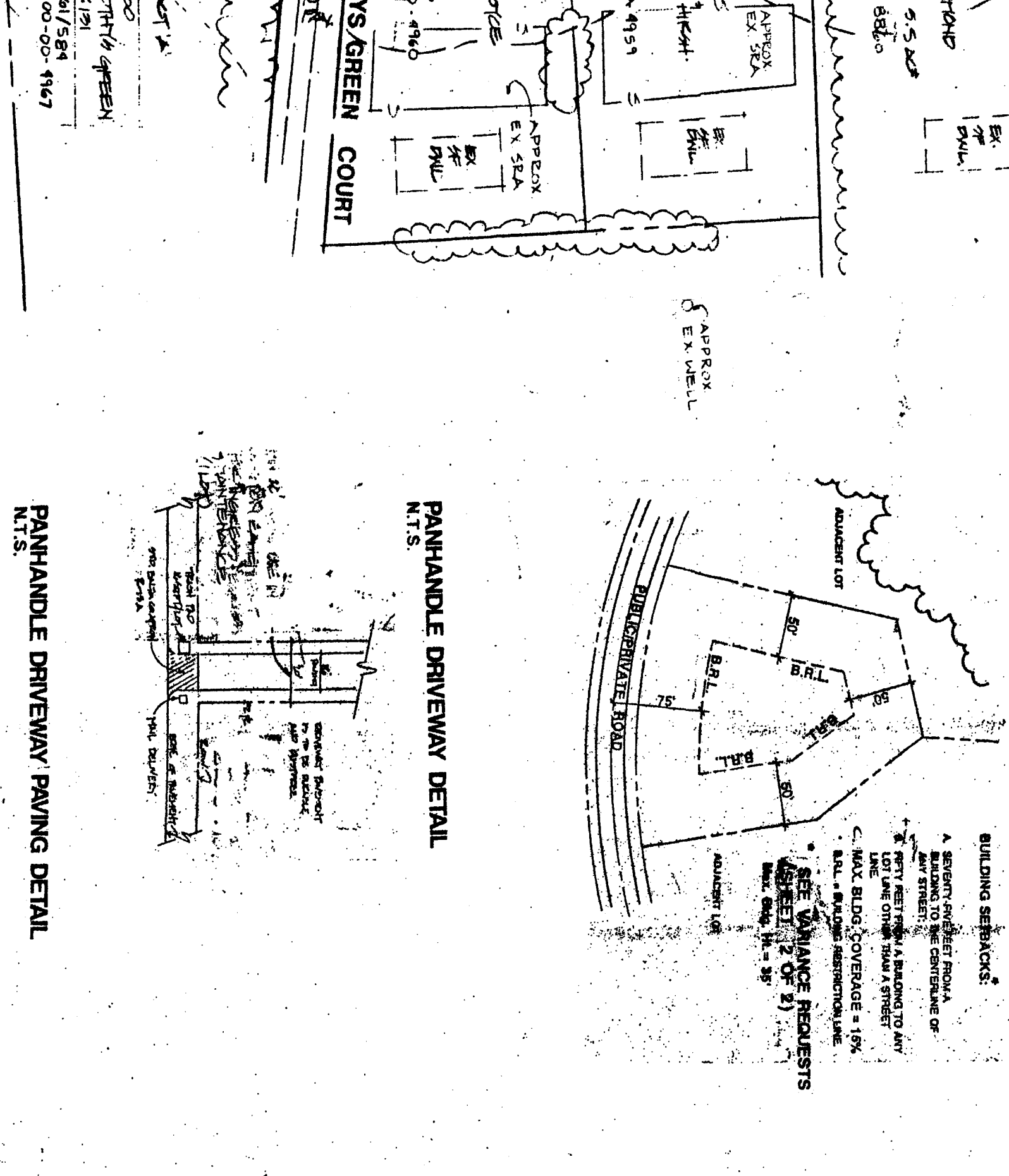


DR-1 BUILDING SETBACK CHART

Setback Type	Minimum Setback (ft.)
Front	10
Side	5
Rear	10

DR-5 Building setback detail

Setback Type	Minimum Setback (ft.)
Front	10
Side	5
Rear	10



D. S. THALER & ASSOC., INC.
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
SURVEYORS
LAND PLANNERS

DEVELOPERS
EXHIBIT NO. 1

HEARING OFFICER'S NOTICE
PROJ. BRIDLE RIDGE, ALTERNATIVE A, REVISED
PLAN TITLE: DEVELOPMENT PLAN
SCHEMATIC LANDSCAPE PLAN
PRELIMINARY FOREST CONSERVATION PLAN
PLANNING AND ZONING COMMISSION
PROJECT MANAGER: DAVID FLOWERS
COUNCIL DIST.: 2
ELECTION DIST.: 3
COMMITTEE MEETING: 4/2/98

OWNER/DEVELOPER:
CORPORATION OF ST. TIMOTHY'S
SCHOOL FOR GIRLS
8400 GREENWAY AVE.
STEVENSON, MD 21153

DATE: 06/05/98
SCALE: 1" = 100'

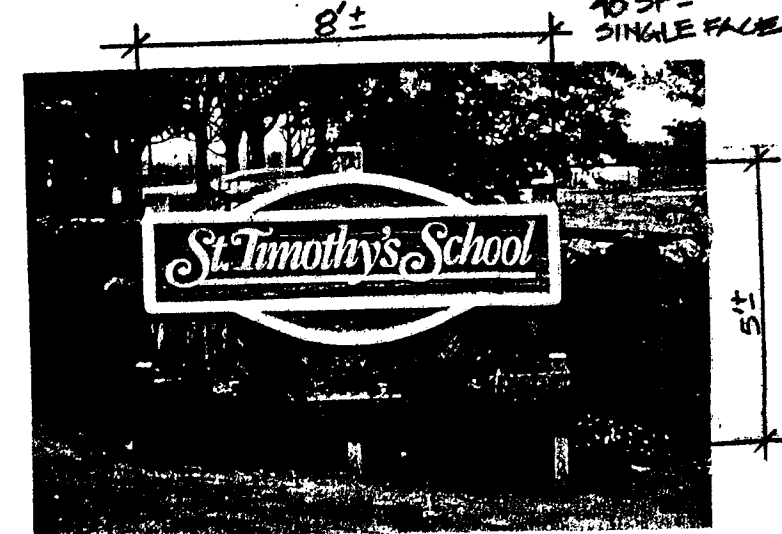
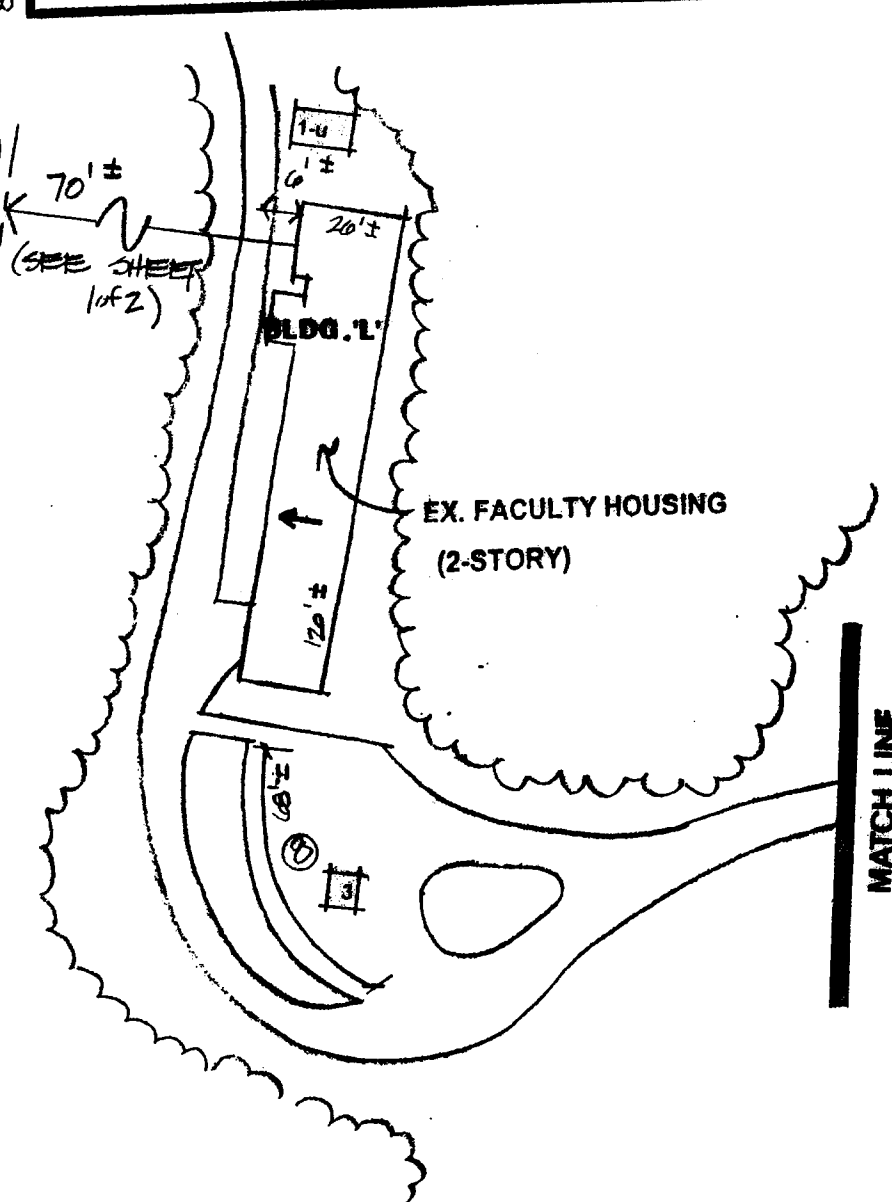
Development Plan, Schematic Landscape Plan, Preliminary Forest Conservation Plan
and Plat to accompany Zoning Petitions

BRIDLE RIDGE

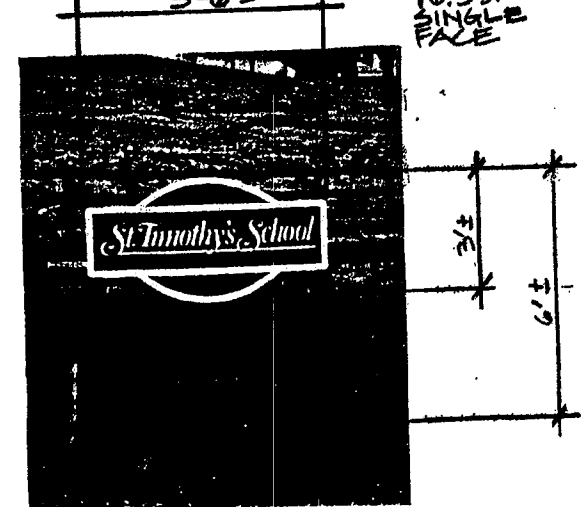
ALTERNATIVE 'A'
REVISED



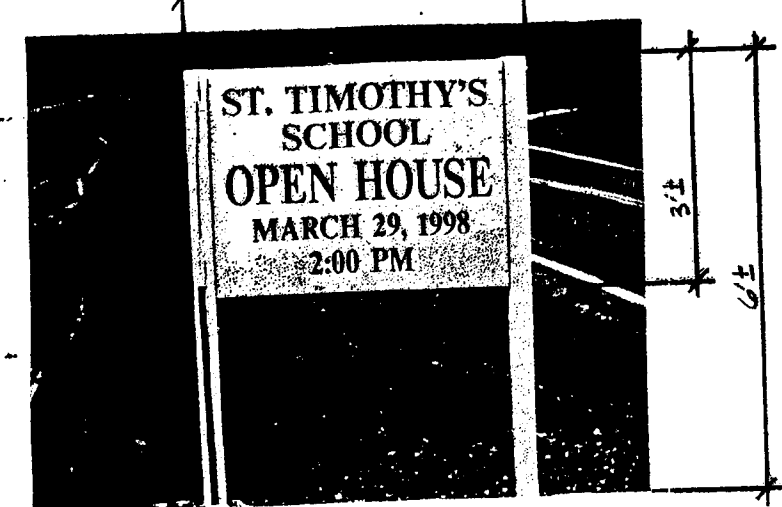




(south entry)
Existing Identification Sign
A _____ NTS



(north entry)
Existing Identification Sign

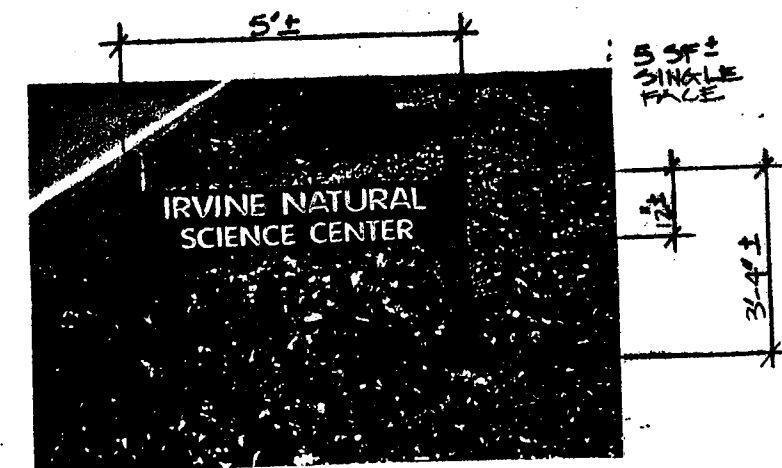


Existing Changeable Copy Sign

- E1: CARTER HOUSE
E2: PHYSICAL EDUCATION
E3: FOWLER HOUSE
E4: LANE HOUSE
E5: HANNAH MOORE
ARTS CENTER
E6: ALUMNAE HOUSE
E7: HEATH HOUSE

NOTE:

- NOTE:
1. ALL BUILDINGS LOCATED WITHIN THE EXISTING CAMPUS ARE PRINCIPAL BUILDINGS (FOR ZONING PURPOSES ONLY).
 2. 'A' VARIANCES REQUESTED MAY BE ABANDONED BY THE LAND OWNER BY NOTICE TO BALTIMORE COUNTY BY FILING OF A DEED IN AN ELIMINATING THE NEED FOR THE 'A' VARIANCES



Existing Directional Sign



Existing Building Directional Sign (Typical)

SITE HISTORY

- **Building Permits :**
 - B066852 (7/13/90)
 - Remove 8 underground storage tanks (7 fuel oil and gas).
Install 3 above ground storage tanks (fuel oil).
- **B066853 (8/17/90)**
Interior alterations to Irvine Natural Science Center.
- B251439 (applied for 10/19/95). - B333688 and B336699 (3/30/96)
Construct 18 x32 pole building. Faculty Homes
- Community Improvement Study: 8/15/96 and 8/29/96
(PDM #III-410-A) 4/23/98
- Hearing Officer's Hearing (Case # III-410) April, 1997 - July, 1997.
- DRC # 122274, 47 Limited Extension granted on 3/22/98,
(DRC Meeting 12/22/97) for the construction of two faculty houses.
- SVMV Waiver for Campus Area Approved: 12/7/98.
- Zoning Case for two faculty houses (#98-365-A) (see below)
- Alternative Analysis Approved :11/8/96
- Forest Buffer Variance Approved: 7/14/98
- Jurisdictional Determination by U.S. Corps of Engineers Approved: 7/21/98

CASE NO. 98-365-A

[illegible]

1.8.5/2002

CASE NO. M-410

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner/Hearing
 Officer for Baltimore County this 14th day of July, 1997 that the Motion
 to Dismiss the development plan for the project known as Bridge Ridge,
 which plan was entered into evidence as Developer's Exhibit 6, be and is
 hereby GRANTED; and,

IT IS FURTHER OPINION that the Developer should decide to continue to pursue the development of this site, shall be required to resubmit a revised development plan, incorporating the stream and wetlands that exist in the southeastern portion of this property, for a full review at a community input meeting which shall be arranged by Dave Pioners, the Project Manager for this project. Subsequent to the community input meeting, the development plan shall proceed through the normal development process, allowing the Baltimore County reviewing agencies, particularly DEPRM, the opportunity to fully review these latest findings, revisions, and modifications to the development plan. 7

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

Timothy M. Kotrocco
TIMOTHY M. KOTROCCO
Hearing Officer
for Baltimore County

mg:b1=

'A' - VARIANCE REQUESTS
(PROPOSED DEVELOPMENT IN THE RC-3 AREA)

- I. Per Section 1A 04.3.B.1. (B.C.Z.R.)
To allow a reduced lot size, in lieu of the minimum one acre lot size.
(See chart)
- II. Per Section 1A 04.3.B.3. (B.C.Z.R.)
To allow a reduced principal building setback to any lot line other than a street line in lieu of the required 50' setback. (See chart)
- III. Per Section 1A 04.3.B.3. (B.C.Z.R.)
To allow a reduced principal building setback to the centerline of a street in lieu of the 50' setback. (See chart)

LOT#	A-VARIANCES (RC-5)				
	I.	II.	III.	IV.	V.
	Side (a)	Side (b)	Front	Rear	
14	0.8Ac	28'	-	-	46'
15	-	18'	10'	-	-
16	-	22'	30'	-	-
17	-	32'	34'	-	-
18	-	10'	-	24'	-
20	0.8Ac	-	40'	-	69'
21	0.8Ac	30'	38'	-	-
22	-	24'	34'	-	-
23	-	-	-	-	-
24	-	34'	-	-	70'
25	-	28'	42'	-	-
26	-	35'	52'	-	-
27	-	-	-	-	-
28	0.8Ac	34'	24'	-	-
29	-	-	-	-	69'
30	-	40'	40'	36'	-
31	-	30'	25'	32'	-
32	-	-	42'	-	-
33	0.8Ac	-	10'	-	24'
34	0.8Ac	-	-	-	-
35	-	38'	-	-	-
36	-	38'	-	-	-
37	0.7Ac	22'	10'	-	-
38	-	20'	-	20'	-
40	0.8Ac	20'	14'	-	-
41	0.8Ac	30'	22'	-	-
42	0.8Ac	30'	22'	-	-
43	0.8Ac	22'	30'	-	-
44	-	20'	20'	-	-
45	0.8Ac	24'	30'	-	-
46	-	20'	-	-	60'
47	-	-	-	-	-
48	-	48'	-	-	-
49	-	38'	40'	-	-
50	-	-	48'	-	-
51	-	38'	38'	-	-
52	-	-	48'	-	-
-53	-	-	-	-	-

Side (a):
Left hand side, facing house front
Side (b):
Right hand side, facing house front

'B' - VARIANCE REQUESTS
(EXISTING CAMPUS AREA)

1. Section 1A04.3.B.3. (B.C.Z.R.)
To allow a reduced principal building setback to a street centerline in lieu of 75 feet.
- | | | | | | |
|------|----------|-------------------------------|-------|---------|-------------------------------|
| 1-a. | 63 feet | (Bldg. 'T'-existing) | 1-q. | 60 feet | (Bldg. 'Q'-existing) |
| 1-b. | 27 feet | (Bldg. 'T'-existing) | 1-r. | 12 feet | (Bldg. 'S'-existing) |
| 1-c. | 32 feet | (Bldg. 'S'-existing) | 1-s. | 10 feet | (Bldg. 'R'-existing) |
| 1-d. | 40 feet | (Bldg. 'W'-existing) | 1-t. | 45 feet | (Bldg. 'K'-existing) |
| 1-e. | 50 feet | (Bldg. 'D'-existing) | 1-u. | 6 feet | (Bldg. 'L'-existing) |
| 1-f. | 55 feet | (Bldg. 'E'-existing) | 1-v. | 24 feet | (Bldg. 'M'-existing) |
| 1-g. | 25 feet: | (Bldg. 'W'-existing) | 1-w. | 20 feet | (Bldg. 'EE'-existing) |
| 1-h. | 28 feet | (Bldg. 'H'-existing) | 1-x. | 50 feet | (Bldg. 'DD'-existing) |
| 1-i. | 13 feet | (Bldg. 'U'-existing) | 1-y. | 8 feet | (Bldg. 'GG'-existing) |
| 1-j. | 30 feet | (Bldg. 'C'-existing) | 1-z. | 10 feet | (Bldg. 'CC'-existing) |
| 1-k. | 30 feet | (Bldg. 'Q'-proposed) | 1-aa. | 30 feet | (Bldg. 'BB'-existing) |
| 1-l. | 59 feet | (Bldg. 'K'-existing) | 1-bb. | 53 feet | (Bldg. 'AA'-existing) |
| 1-m. | 28 feet | (Bldg. 'M'-existing) | 1-cc. | 34 feet | (Bldg. 'LL'-existing) |
| 1-n. | 14 feet | (Bldg. 'T'-existing) | 1-dd. | 58 feet | (Bldg. 'JJ'-existing) |
| 1-o. | 70 feet | (Bldg. 'K'-proposed addition) | 1-ee. | 65 feet | (Bldg. 'K'-proposed addition) |
| 1-p. | 38 feet | (Bldg. 'N'-existing) | | | |
2. Section 1A04.3.B.3. (B.C.Z.R.)
To allow a reduced (see chart below) setback between buildings in lieu of the 100 feet required. (60-foot building to any property line other than a street right-of-way.)
- | | | | | | |
|------|---------|-------|---------|-------|---------|
| 2-a. | 65 feet | 2-p. | 60 feet | 2-ee. | 82 feet |
| 2-b. | 61 feet | 2-q. | 85 feet | 2-ff. | 71 feet |
| 2-c. | 50 feet | 2-r. | 72 feet | 2-gg. | 98 feet |
| 2-d. | 44 feet | 2-s. | 68 feet | 2-hh. | 84 feet |
| 2-e. | 14 feet | 2-t. | 20 feet | 2-ii. | 91 feet |
| 2-f. | 94 feet | 2-u. | 72 feet | 2-jj. | 3 feet |
| 2-g. | 95 feet | 2-v. | 37 feet | 2-kk. | 94 feet |
| 2-h. | 95 feet | 2-w. | 98 feet | 2-ll. | 45 feet |
| 2-i. | 69 feet | 2-x. | 8 feet | 2-mm. | 90 feet |
| 2-j. | 95 feet | 2-y. | 40 feet | 2-nn. | 65 feet |
| 2-k. | 64 feet | 2-z. | 25 feet | 2-oo. | 80 feet |
| 2-l. | 28 feet | 2-aa. | 60 feet | 2-pp. | 98 feet |
| 2-m. | 90 feet | 2-bb. | 58 feet | | |
| 2-n. | 10 feet | 2-cc. | 75 feet | | |
| 2-o. | 45 feet | 2-dd. | 65 feet | | |
3. Sections 409.3, 409.4.A, 409.4.C, 409.8.A.2, and 409.8.A.6. (B.C.Z.R.)
To allow the current parking configuration as indicated on the Plat.
4. Section 450.5.B.4.A. (B.C.Z.R.)
To allow an existing free-standing sign to be within 20 feet of another existing free-standing sign, having an area greater than 8 S.F., in lieu of the minimum 100 feet.
5. Section 450.6.A.3. (B.C.Z.R.)
To allow existing signage to be located within a possible future public road right-of-way.
6. Section 1A04.3.A. (B.C.Z.R.) and Section 300.2 (B.C.Z.R.)
To allow a 55 foot ± building height in lieu of 35 feet (Carter House).
7. Section 450.4.F. (B.C.Z.R.)
To allow two (2) Identification Signs on a single frontage in lieu of one (1) Identification Signs on each frontage as permitted.
8. Section 450.4.3 (B.C.Z.R.)
To allow existing directional signs to each have an area of 8.6 S.F. in lieu of the required 8 S.F. (for a total of 8 existing directional signs).

SPECIAL HEARING

To amend the site plan previously approved in Case No. 98-385-A and to approve use permits for existing signs on St. Timothy's campus.

BUILDING TO BUILDING SETBACK MATRIX

[illegible]

Approved per Case No. 99-365- (June 22, 1998)

SHEET 6 of 7
(FOR ILLUSTRATIVE PURPOSES ONLY)

Case #99-75-SPH/A

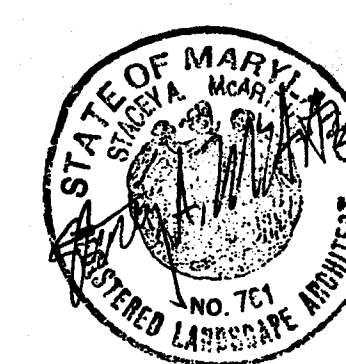
PLAT TO ACCOMPANY ZONING PETITIONS & DEVELOPMENT P

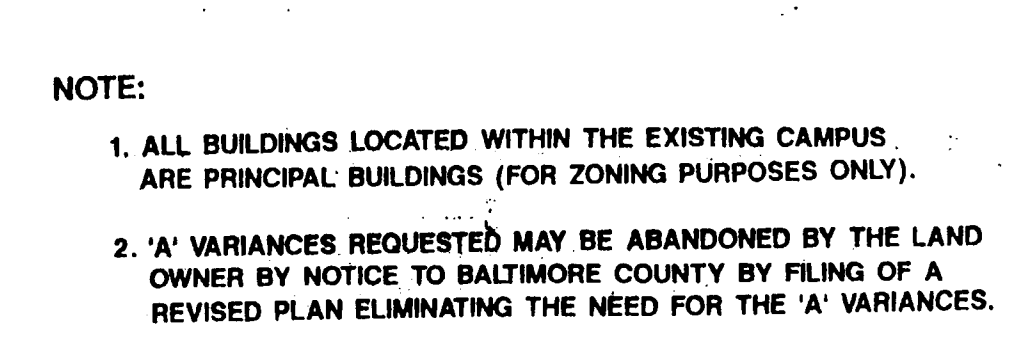
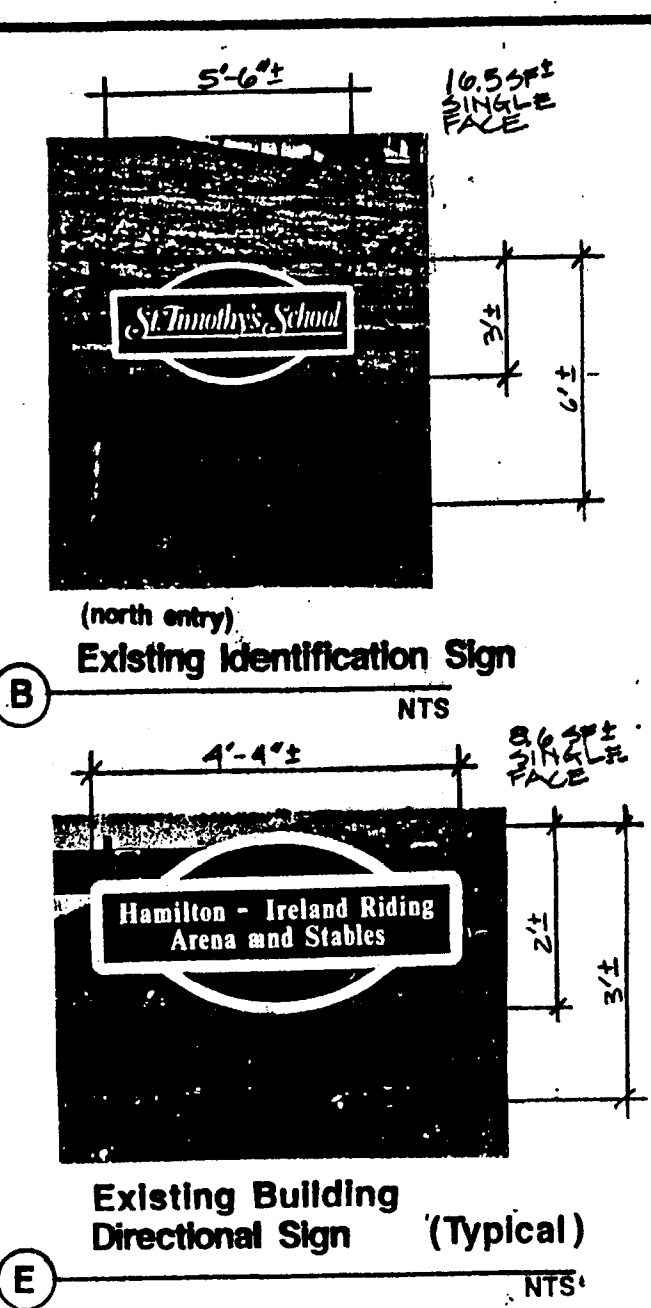
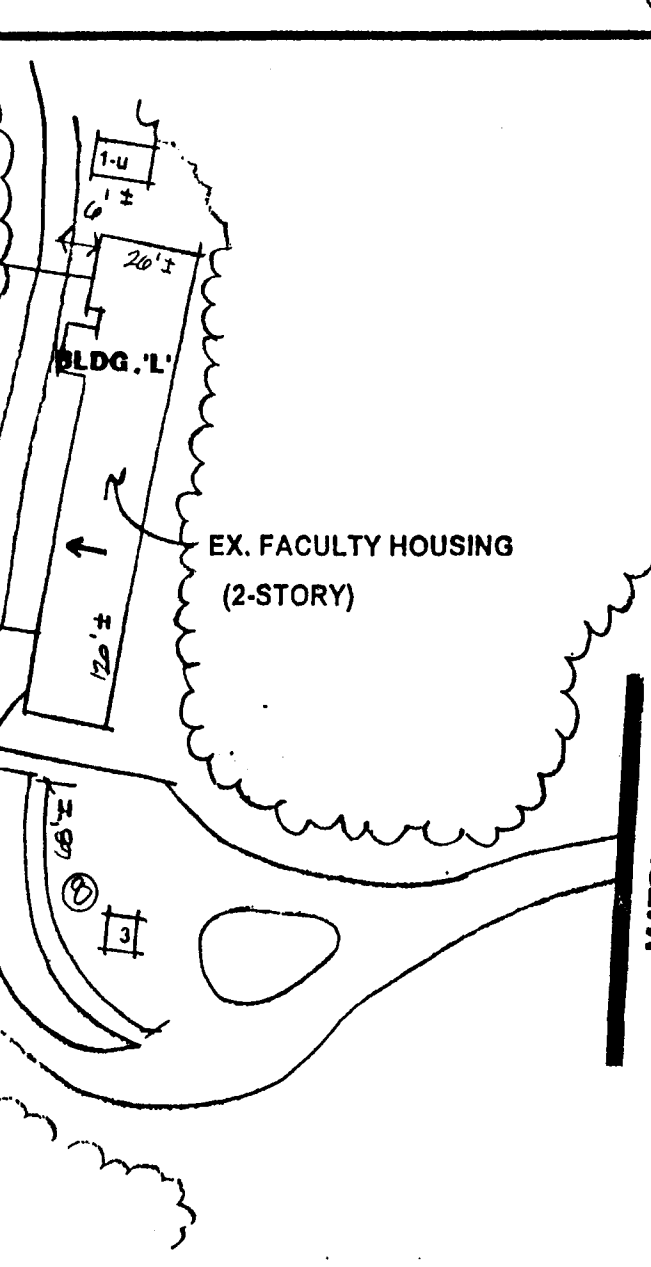
BRIDLE RIDGE

D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS SURVEYORS
LANDSCAPE ARCHITECTS LAND PLANNERS

7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21244
(410) 944-ENGR (410) 944-3647

SHEET 2 OF 2 **6/05/98**





- VARIANCES NOT BEING UTILIZED

BUILDING TO BUILDING SETBACK MATRIX

1. Section 1 A04.3.B.3. (B.C.Z.R.)		
To allow a reduced principal building setback to a street centerline in lieu of 75 feet.		
1-a. 63 feet (Bldg. 'T'-existing)	1-q. 60 feet (Bldg. 'Q'-existing)	
1-b. 27 feet (Bldg. 'T'-existing)	1-r. 12 feet (Bldg. 'S'-existing)	
1-c. 32 feet (Bldg. 'S'-existing)	1-s. 10 feet (Bldg. 'R'-existing)	
1-d. 40 feet (Bldg. 'W'-existing)	1-t. 45 feet (Bldg. 'K'-existing)	
1-e. 60 feet (Bldg. 'D'-existing)	1-u. 6 feet (Bldg. 'L'-existing)	
1-f. 55 feet (Bldg. 'E'-existing)	1-v. 24 feet (Bldg. 'M'-existing)	
1-g. 25 feet (Bldg. 'W'-existing)	1-w. 20 feet (Bldg. 'EE'-existing)	
1-h. 28 feet (Bldg. 'H'-existing)	1-x. 50 feet (Bldg. 'DD'-existing)	
1-i. 13 feet (Bldg. 'U'-existing)	1-y. 8 feet (Bldg. 'GG'-existing)	
1-j. 30 feet (Bldg. 'C'-existing)	1-z. 10 feet (Bldg. 'CC'-existing)	
1-k. 30 feet (Bldg. 'C' proposed)	1-aa. 30 feet (Bldg. 'BB'-existing)	
1-l. 59 feet (Bldg. 'K'-existing)	1-bb. 53 feet (Bldg. 'AA'-existing)	
1-m. 28 feet (Bldg. 'M'-existing)	1-cc. 34 feet (Bldg. 'LL'-existing)	
1-n. 14 feet (Bldg. 'K'-existing)	1-dd. 58 feet (Bldg. 'JJ'-existing)	
1-o. 70 feet (Bldg. 'K' proposed addition)	1-ee. 65 feet (Bldg. 'K' proposed addition)	
1-p. 38 feet (Bldg. 'N'-existing)		
2. Section 1 A04.3.B.3. (B.C.Z.R.)		
To allow a reduced (see chart below) setback between buildings in lieu of the 100 feet required. (50-foot building to any property line other than a street right-of-way.)		
2-a. 65 feet	2-p. 60 feet	2-ee. 82 feet
2-b. 61 feet	2-q. 85 feet	2-ff. 71 feet
2-c. 50 feet	2-r. 72 feet	2-gg. 98 feet
2-d. 44 feet	2-s. 68 feet	2-hh. 84 feet
2-e. 14 feet	2-t. 20 feet	2-ii. 91 feet
2-f. 94 feet	2-u. 72 feet	2-jj. 3 feet
2-g. 95 feet	2-v. 37 feet	2-kk. 94 feet
2-h. 95 feet	2-w. 98 feet	2-ll. 45 feet
2-i. 68 feet	2-x. 88 feet	2-mm. 90 feet
2-j. 95 feet	2-y. 40 feet	2-nn. 65 feet
2-k. 64 feet	2-z. 25 feet	2-oo. 80 feet
2-l. 28 feet	2-aa. 60 feet	2-pp. 98 feet
2-m. 90 feet	2-bb. 58 feet	
2-n. 10 feet	2-cc. 75 feet	
2-o. 45 feet	2-dd. 65 feet	
3. Sections 409.3, 409.4.A., 409.4.C., 409.8.A.2. and 409.8.A.6. (B.C.Z.R.)		
To allow the current parking configuration as indicated on the Plat.		
4. Section 450.5.B.4.A. (B.C.Z.R.)		
To allow an existing free standing sign to be within 20 feet of another existing free-standing sign, having an area greater than 8 S.F., in lieu of the minimum 100 feet.		
5. Section 450.6.A.3. (B.C.Z.R.)		
To allow existing signage to be located within a possible future public road right-of-way.		
6. Section 1A04.3.A. (B.C.Z.R.) and Section 300.2 (B.C.Z.R.)		
To allow a 55 foot ± building height in lieu of 35 feet (Carter House).		
7. Section 450.4.F. (B.C.Z.R.)		
To allow two (2) Identification Signs on a single frontage in lieu of one (1) Identification Sign on each frontage as permitted.		
8. Section 450.4.3 (B.C.Z.R.)		
To allow existing directional signs to each have an area of 8.6 S.F. in lieu of the minimum 8 S.F. of existing directional signs).		

[illegible]

LTRY	A.VARIANCES (RC-B)					
	I.	II.	III.	IV.	V.	VI.
	Side (a)	Side (b)	Front	Rear		
14	0.8AC	26'	-	-	-	46'
15	-	-	-	-	-	-
16	-	18'	10'	-	-	-
17	-	22'	20'	-	-	-
18	-	22'	34'	-	-	-
19	-	10'	40'	-	-	60'
20	0.8AC	36'	40'	-	-	60'
21	0.8AC	36'	36'	-	-	-
22	-	26'	34'	-	-	-
23	-	-	36'	-	-	-
24	-	-	44'	-	-	70'
25	-	36'	42'	-	-	-
26	-	36'	32'	-	-	-
27	-	-	-	-	-	-
28	0.8AC	36'	26'	-	-	65'
29	-	-	-	-	-	-
30	-	40'	20'	36'	-	-
31	-	50'	-	32'	-	-
32	-	-	-	-	-	-
33	0.8AC	-	16'	-	24'	-
34	0.8AC	-	-	-	-	-
35	-	-	-	-	-	-
36	-	26'	-	-	-	-
37	0.7AC	26'	10'	-	-	-
38	-	-	-	-	-	-
39	-	20'	-	-	-	-
40	0.8AC	20'	14'	-	-	-
41	0.8AC	30'	22'	-	-	-
42	0.8AC	30'	22'	-	-	-
43	0.8AC	22'	20'	-	-	-
44	-	-	30'	-	-	-
45	0.8AC	24'	28'	-	-	-
46	-	20'	-	-	-	-
47	-	-	-	-	-	60'
48	-	48'	-	-	-	-
49	-	38'	40'	-	-	-
50	-	-	48'	-	-	-
51	-	-	38'	-	-	-
52	-	-	48'	-	-	-
53	-	-	-	-	-	-

Side (a):
Left hand side,
facing house front

Side (b):
Right hand side,
facing house front

FILE UNDER :
98-365-A

CERTAIN OF THE GRANTED
VARIANCES WILL NOT BE
UTILIZED AND ARE SHOWN
CROSSED OUT ON THIS PLAN.
THE PURPOSE OF THIS PLAN
IS TO SHOW AGREEMENT WITH
THE APPROVED FDP.

D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS SURVEYORS
LANDSCAPE ARCHITECTS LAND-BUILDINGS

DRC FILE # 07269C
DRC FILE # III 110A

OFFICE OF PLANNING AND ZONING
APPROVED BY

DIRECTOR OF PLANNING

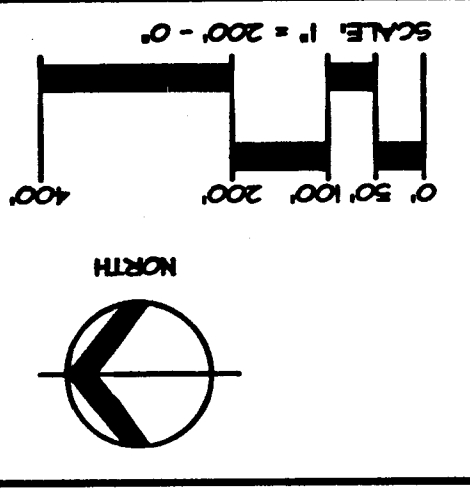
DIRECTOR OF P.A.D.M.

ST. TIMOTHY'S

2000 Baltimore County 200 Scale Zoning Map
(N.M. 10-D & N.M. 11-D)
To Accompany Zoning Petition

ELECTION DISTRICT, 9 COUNCILMANIC DISTRICT, 2

DATE: 5-14-00



D. S. THALER & ASSOC., INC.
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
SURVEYORS
LAND PLANNERS
7115 AVE. 4742B
BALTIMORE, MARYLAND 21244-7428
(410) 944-5067 (410) 944-3647

